



92 Lowerhouses Lane, Lowerhouses, Huddersfield, HD5 8JW

£120,000

bramleys





This 2 bedroom end terraced property is conveniently situated for amenities and has good access to Huddersfield town centre. Having uPVC double glazing, gas fired central heating and accommodation comprising: entrance vestibule, lounge, dining kitchen, cellar, 2 double bedrooms and bathroom together with gardens to front and rear. An ideal purchase for a first time buyer or landlord, the property is currently tenanted and achieving £565 pcm.



GROUND FLOOR:

Entrance Vestibule

A uPVC entrance door gives access to the entrance vestibule. Having a central heating radiator and a staircase rising to the first floor.

Lounge

12'10 x 11'6 (3.91m x 3.51m)

A good size reception room which has a tiled fireplace surround and gas fire, wall light points, a central heating radiator and uPVC double glazed window.

Kitchen Diner

13'10 x 11'10 (4.22m x 3.61m)

Having base units with working surfaces over, built in cupboards within the alcoves, ceramic sink, electric cooking point, space for a fridge and freezer, space and plumbing for a washing machine. Also having a central heating radiator, access to the cellar and an external door with security features to the garden.

LOWER GROUND FLOOR:

Cellar

The cellar provides additional storage and houses the fusebox. There is an interior light and window.

FIRST FLOOR:

Landing

Bedroom 1

15'0 x 12'10 (4.57m x 3.91m)

This double room has a central heating radiator, bulkhead storage cupboard and 2 uPVC double glazed windows.

Bedroom 2

11'11' x 7'7" (3.63m' x 2.31m")

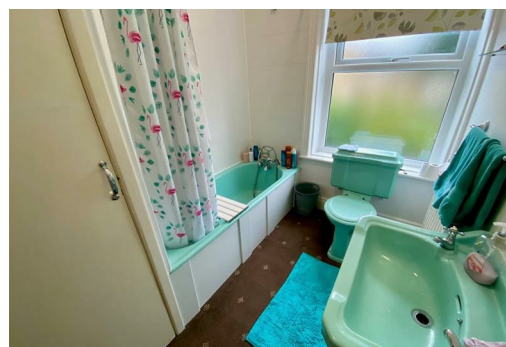
Situated to the rear and having a central heating radiator and a uPVC double glazed window. There is also access to the loft via a hatch.

Bathroom

Having a suite comprising bath, wc, pedestal wash hand basin and built in cupboard which houses the Ideal central heating boiler. The bathroom has a central heating radiator and a uPVC double glazed window.

OUTSIDE:

There are gardens to the front and rear and an external water tap. On street parking to front. There is also a stone shed which is shared with the neighbour.



BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642). Proceed through the traffic lights at Aspley and at the next set of traffic lights take the right hand lane turning right into Somerset Road. Proceed along this road, taking the second right into Dog Kennel Bank. Proceed up the hill, taking the first left into Lowerhouses Lane.

TENURE:

Leasehold - Term: 999 years from 29/09/1875 / Rent: £23.00

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

Band A

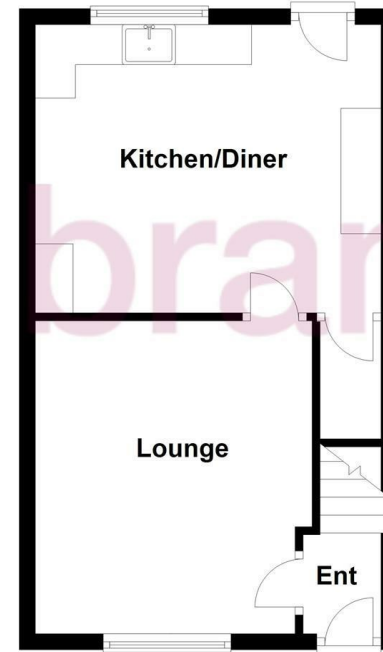
MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Ground Floor



First Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

