



14 Dowker Street, Milnsbridge, Huddersfield, HD3 4JS

£99,950

**bramleys**

This 2 double bedroom rear back to back terrace offers deceptive accommodation over 3 floors. Offered for sale with NO VENDOR CHAIN and VACANT POSSESSION. Being an ideal purchase for a first time buyer or investor and situated within walking distance to amenities within the centre of Milnsbridge. Having uPVC double glazing, gas fired central heating, smoke alarms installed on each floor and accommodation comprising: entrance vestibule, lounge, dining kitchen, 2 double bedrooms and three piece bathroom. Outside there is an easy maintained lawned garden and shed.

Energy Rating: D



## GROUND FLOOR:

### Entrance Vestibule

Having uPVC entrance door, a central heating radiator and staircase rising to the first floor.

### Lounge

13'9" x 12'3" (3.96m'2.74m x 3.66m'0.91m)

A good size reception room with a central heating radiator and a uPVC double glazed window.

## LOWER GROUND FLOOR:

### Dining Kitchen

13'8" x 12'0" (3.96m'2.44m x 3.66m'0.00m)

The kitchen has an extensive range of wall and base units with soft close doors and drawers and work surfaces over and integral downlighting to worktops, integrated appliances include induction hob with extractor over set within the chimney breast, integrated dishwasher and double oven. There is a breakfast bar, stainless steel sink unit and an under stair store which has plumbing for a washing machine, a carbon monoxide alarm, external flue fitted for a dryer and the central heating boiler. The kitchen also has a central heating radiator and a uPVC double glazed window.

## FIRST FLOOR:

### Bedroom 2

10'4" x 8'2" (3.05m'1.22m x 2.44m'0.61m)

This second double extends over the passageway to the side and has a central heating radiator and a uPVC double glazed window. This room has a loft hatch.

### Landing

The landing has a loft hatch.

### Bedroom 1

13'10" x 9'6" (3.96m'3.05m x 2.74m'1.83m)

This spacious double room has a central heating radiator and a uPVC double glazed window.

### Bathroom

The bathroom has a good size bath with central mixer tap and shower attachment over and

screen, wc, vanity washbasin with storage beneath. There is a ladder style radiator, tiled walls, panelled ceiling and a uPVC double glazed window.

## OUTSIDE:

There is an enclosed garden area with timber fencing.

## 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 Manchester Road (A62). Continue along Manchester Road towards Milnsbridge bearing right down Whiteley Street and follow the one way system to the traffic lights in Milnsbridge. Turn right onto George Street and then left onto Dowker Street where the property can be found.

## TENURE:

Freehold

## COUNCIL TAX 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:

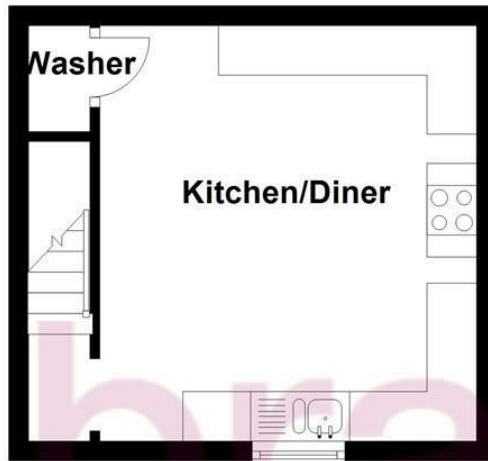
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



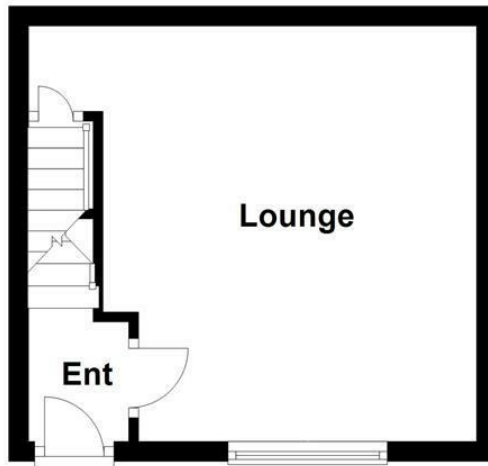


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

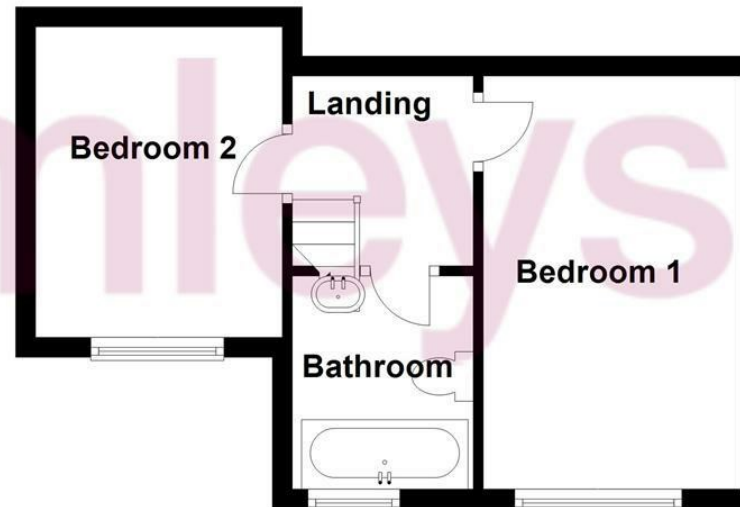
## Lower Ground Floor



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

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