



12 Hawthorn Road, Slaithwaite, Huddersfield, HD7 5DU

£140,000

**bramleys**



An ideal opportunity has arisen for those looking for a project property to refurbish and modernise.

Located in the much sought after village location of Slaithwaite, which has a good selection of amenities, commuter links and canal walks nearby. This 2

bedroom, semi-detached property requires a full programme of improvement works, which have been reflected within the asking price.

Currently providing 2 reception rooms and separate kitchen, the layout could be modified to provide a spacious dining kitchen and to the first floor

there are 2 bedrooms with storage facilities and a 3 piece bathroom.

With majority uPVC double glazing, the property also provides potential to extend (subject to planning permission) and therefore presents an ideal

investment opportunity for the discerning buyer.

An early viewing is highly recommended to appreciate the potential and position this property has to offer.

Energy Rating: F



## GROUND FLOOR:

Enter the property through a timber door into:-

### Entrance Hall

With a dimplex wall mounted heater, stairs ascending to the first floor and a door gives access to the lounge.

### Lounge

11'11" x 13'2" (3.63m x 4.01m)

With a coal effect gas fire set into a decorative surround and single glazed timber framed bay window to the front elevation.

### Dining Room

10'1" x 9'3" (3.07m x 2.82m)

Having a coal effect electric fireplace, built-in cupboards and uPVC double glazed window to the rear elevation. An external door leads into the rear porch.

### Kitchen

9'11" x 4'0" (3.02m x 1.22m)

Having a range of wall, drawer and base units, laminate work surfaces, tiled splashbacks and a 1.5 bowl stainless steel sink with side drainer. There is a 4 ring electric hob, oven, extractor hood, uPVC double glazed window to the rear elevation, space for an undercounter fridge and a useful understairs store cupboard.

### Rear Porch

4'5" x 4'9" (1.35m x 1.45m)

Having uPVC double glazed windows and uPVC entrance door.

### Landing

With access to the loft via a loft hatch and a single glazed window to the side elevation.

### Bedroom 1

12'4" x 11'11" max (3.76m x 3.63m max)

Having built-in wardrobes with sliding doors, hanging and shelving space, electric wall mounted heater, uPVC double glazed window to the front elevation and access to a useful overstairs storage cupboard.

### Bedroom 2

8'9" max x 11'2" (2.67m max x 3.40m)

With built-in wardrobes and a uPVC double glazed window to the rear elevation.

### Bathroom

Furnished with a low flush WC, wash hand basin and panelled bath with showerhead attachment. There is tiling to the splashbacks and a uPVC double glazed obscure window to the rear elevation.



## OUTSIDE:

To the front of the property there is a flagged pathway which leads to the front door with garden to either side of the path which is predominantly laid to lawn and enclosed by walled boundaries. A path down the side of the property leads to the rear where there is a flagged patio seating area ideal for Al'fresco dining, hard standing for a greenhouse and shed. There is also a useful outdoor storage shed which is accessed via a uPVC door.

## 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) and proceed through the villages of Milnsbridge, Cowlersley and Linthwaite. On reaching the village of Slaithwaite turn right down Back O'Dam and proceed to the mini roundabout. Here turn left into Market Place, which becomes Church Street and then Bank Gate. Proceed under the viaduct and continue to the top of the road. Cross over into Hawthorn Road and the property will be found on the left hand side, clearly identified by the Bramleys for sale board.

## TENURE:

Freehold - Please note the property has not yet been electronically registered with Land Registry, however the solicitors acting for the

sellers have confirmed they hold the title deeds.

## COUNCIL TAX BAND:

B

## 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.

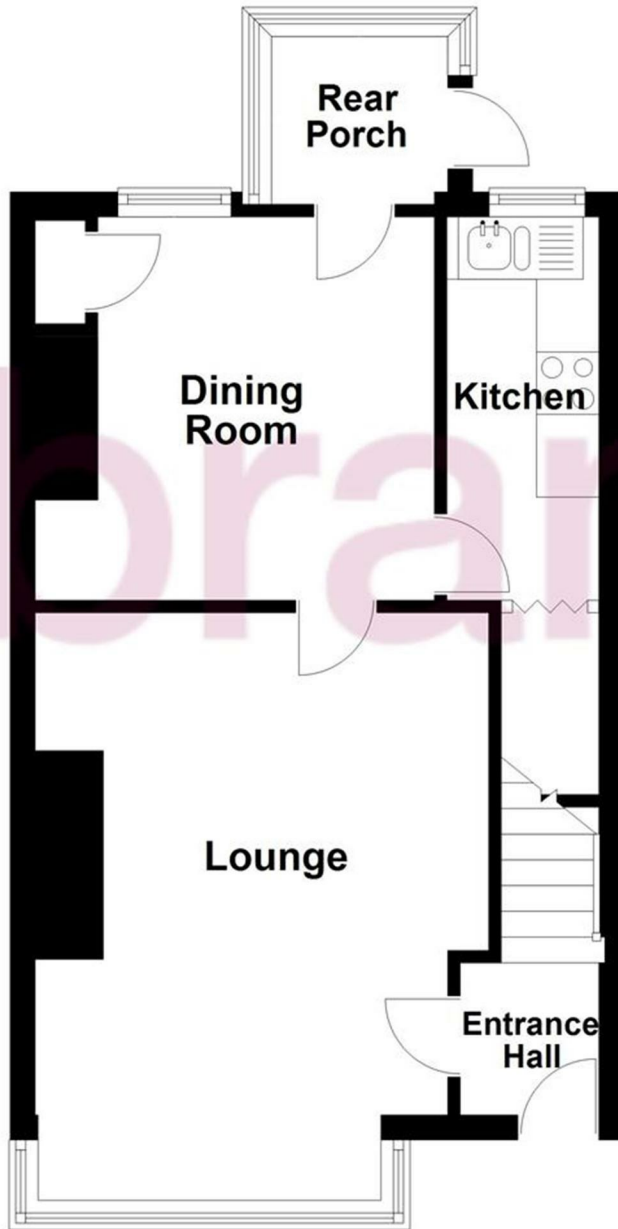
## VIEWINGS:

Please call our office to book a viewing on 01484 530361.





## 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 in situ 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>26</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC