



49 Acre Street, Lindley, Huddersfield, HD3 3DZ

Offers In Excess Of £325,000

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This stone built, 3 bedroom detached true bungalow is situated in this popular and much sought after residential area of Huddersfield. Situated opposite to Huddersfield Royal Infirmary, the property is handily located for the shopping area of Lindley and public transport links. Having gas fired central heating, uPVC double glazing, security alarm system and integral garage.

The property would make an ideal purchase for those looking towards retirement and currently provides a modern fitted kitchen, bathroom and useful additional attic storage space.

Energy Rating: D





GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

With a central heating radiator.

Lounge

20'9" x 13'2" max / 11'0" min (6.32m x 4.01m max / 3.35m min)

This well proportioned reception room has ceiling coving, a feature fireplace with inset electric fire, 2 central heating radiators and 2 uPVC double glazed windows.

Kitchen

11'2" x 11'0" (3.40m x 3.35m)

Fitted with a range of wall and base units with working surfaces over. There is a stainless steel sink unit with mixer taps and side drainer, electric hob, double oven and grill, uPVC double glazed window, inset ceiling spotlights, central heating radiator and space for a dishwasher.

Rear Entrance Porch

8'5" x 6'6" (2.57m x 1.98m)

With uPVC double glazed windows, tiled floor and a door which gives access to the utility.

Utility Room

10'10" x 6'6" (3.30m x 1.98m)

Having base and wall cupboards, laminated work surfaces, splashbacks, space and plumbing for a washing machine and tumble dryer, together with a sink with drainer and mixer tap.

Dining Room/Bedroom 3

12'3" x 10'6" (3.73m x 3.20m)

Fitted with a central heating radiator and a set of uPVC double glazed French doors providing access into the conservatory.

Conservatory

12'4" x 8'9" (3.76m x 2.67m)

Being of dwarf walls and uPVC double glazed construction. This useful additional reception space overlooks the side and front gardens and is fitted with a central heating radiator and wood effect laminate flooring.

Bedroom 1

12'7" x 12'2" (3.84m x 3.71m)

With a comprehensive range of built-in wardrobes, overhead storage cupboards and drawer units which provide hanging and shelving space. This room also has a uPVC double glazed window, ceiling coving and central heating radiator.

Bedroom 2

10'6" x 9'7" (3.20m x 2.92m)

With a uPVC double glazed window, ceiling coving and central heating radiator.

Shower Room

Furnished with a 3 piece modern suite comprising of a low flush WC, vanity wash hand basin with drawers beneath and shower cubicle. There is a chrome ladder style radiator, fully tiled walls and fully tiled floor.

Integral Garage

18'8" x 15'7" max / 10'8" min (5.69m x 4.75m max / 3.25m min)

With an electric up and over door.

FIRST FLOOR:

Attic Room

18'3" x 18'0" (5.56m x 5.49m)

Accessed from the entrance hall via a retractable ladder. This space currently provides useful additional storage, however subject to any necessary planning consents could be converted into further living accommodation.

OUTSIDE:

The property has enclosed gardens to 3 sides, a driveway which provides off road parking and a double garage.

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 Trinity Street (A640) and proceed straight ahead at the roundabout into Westbourne Road. Follow the road up and take the third exit at the Bay Horse roundabout into Acre Street. Continue up the road and after passing the entrance to Huddersfield Royal Infirmary on your right hand side, the subject property will be found immediately on the left hand side, clearly identified by a Bramleys for sale board.

TENURE:

Freehold.

COUNCIL TAX BAND:

D

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

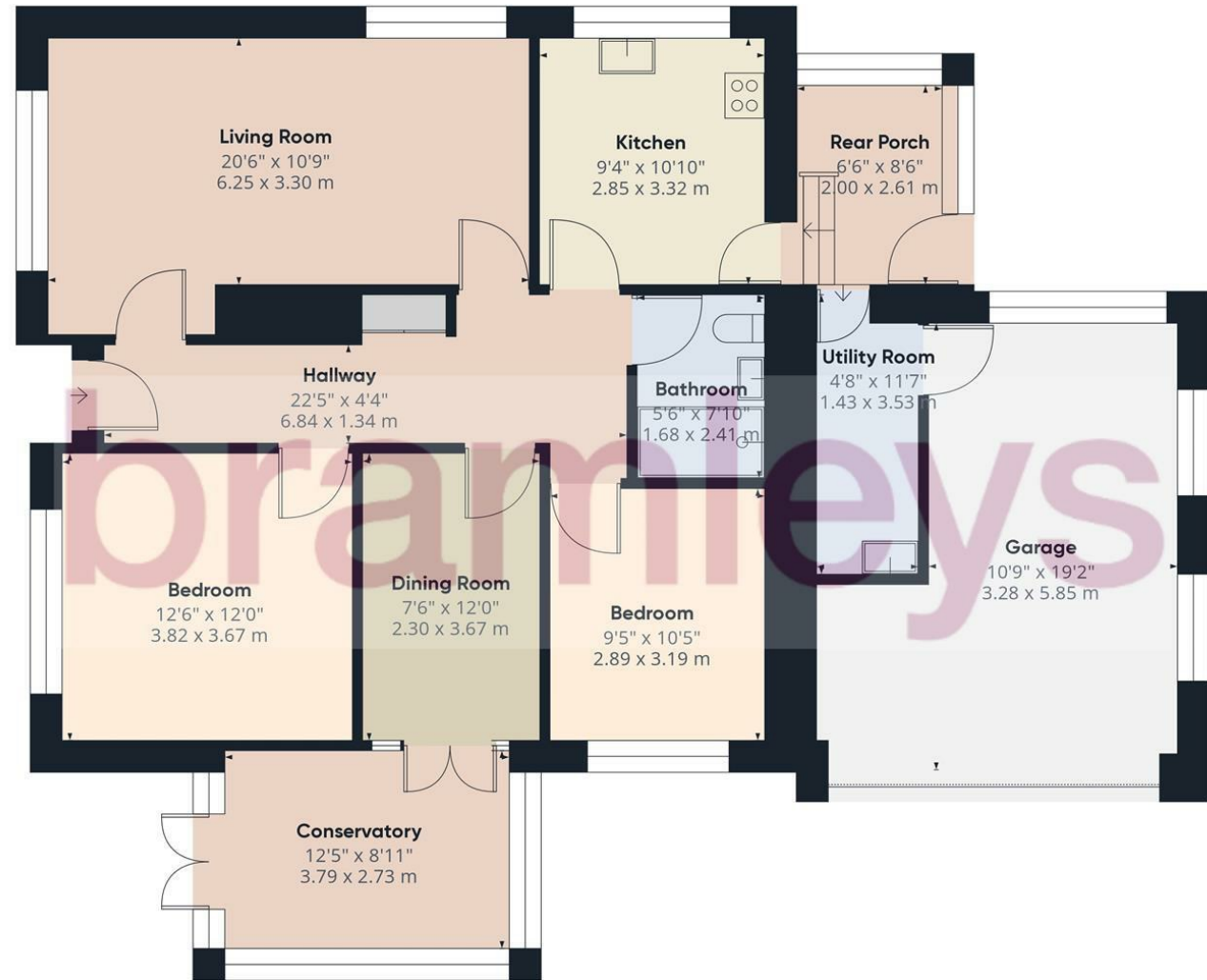
much more efficient. Ask a member of staff for details.

VIEWINGS

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







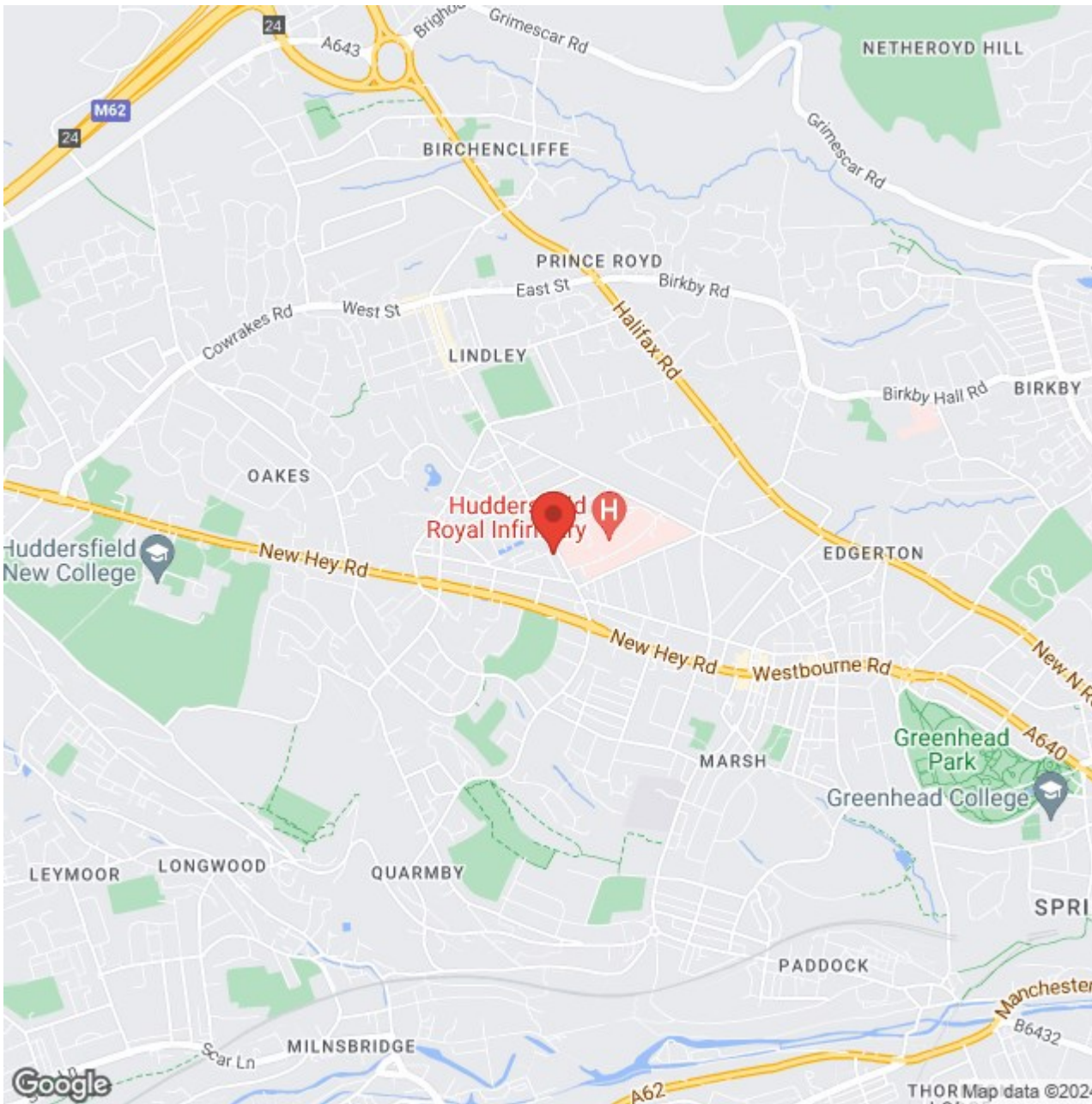
Approximate total area^m

1332.51 ft²
123.79 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	