



7 Lytham Way, Lindley, Huddersfield, HD3 3WG

£295,000

bramleys

This 3 bedroom detached family home is offered for sale with NO VENDOR CHAIN and VACANT POSSESSION. Located on a small cul-de-sac and handily positioned for Lindley village where there are an array of amenities including shops, restaurants, doctors and schools. Requiring a programme of refurbishment and modernisation and briefly comprising: entrance hall, cloakroom/WC kitchen, lounge, dining room, conservatory, 3 bedrooms (2 doubles 1 single) and shower room.

Outside there is a driveway, garage and private gardens.

Energy Rating: D



GROUND FLOOR:

Entrance Hall

The hallway is accessed via a uPVC/glazed entrance door. Having laminate flooring, a central heating radiator and oak doors to the living accommodation.

Cloakroom/WC

Furnished with a coloured suite comprising low flush WC and hand wash basin. There is also a central heating radiator, laminate flooring and a uPVC double glazed window.

Kitchen

11'9 x 8'6 (3.58m x 2.59m)

The kitchen has a range of floor and wall units with working surfaces over, integrated 4 ring gas hob, built in electric oven, extractor, fridge, washer/dryer and dishwasher.

Lounge

15'5 x 11'0 (4.70m x 3.35m)

With patio doors leading to the conservatory and having an open archway to the dining room, laminate flooring and a central heating radiator.

Dining Room

12'0 x 7'10 (3.66m x 2.39m)

The dining room has a uPVC double glazed window, a central heating radiator and staircase rising to the first floor.

Conservatory

10'0 x 8'8 (3.05m x 2.64m)

Being uPVC in construction and having laminate flooring and sliding patio doors to the garden.

FIRST FLOOR:

Landing

The landing gives access to the loft. Oak doors give access to the bedrooms and shower room.

Bedroom 1

11'11" x 10'11" to robes (3.63m x 3.33m to robes)

A double room with fitted wardrobes and shelving, a central heating radiator and a uPVC double glazed window.



Bedroom 2

10'2 x 10'2 to robes (3.10m x 3.10m to robes)

This double room has fitted wardrobes with mirrored door fronts, a central heating radiator, uPVC double glazed window and airing cupboard.

Bedroom 3

8'0 x 7'11 (2.44m x 2.41m)

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

Shower Room

Comprising a three piece suite incorporating shower cubicle, hand wash basin and low flush wc. Also having a uPVC double glazed window and a central heating radiator.

OUTSIDE:

There is a block paved driveway to the front providing off road parking and this leads to a garage with up and over door. There is a tiled terrace to the front and to the rear there is a private patio and a raised lawned garden. External water tap to side.

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 and at Gledholt roundabout go straight ahead onto Westbourne Road which then becomes New

Hey Road. At the next roundabout take a right turning into Acre Street. Follow this road until reaching Lindley Clock Tower and take a left hand turning onto Plover Road. Proceed up this road, taking a right hand turning into Kirkwood Drive. Follow the road round to the left and then to the right. Follow the road up, taking a right into Lytham Way.

TENURE:

Freehold

COUNCIL TAX BAND:

D

MORTGAGES:

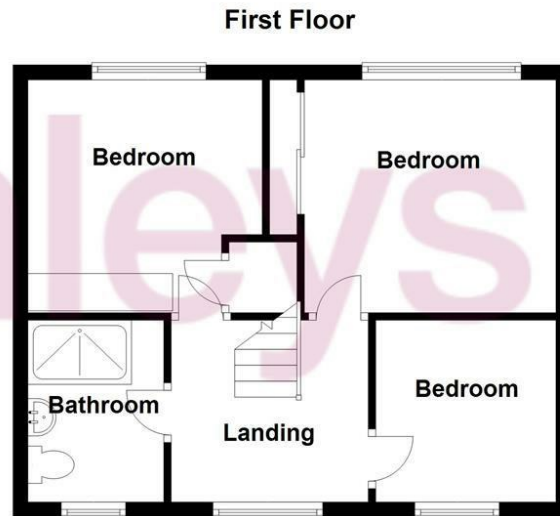
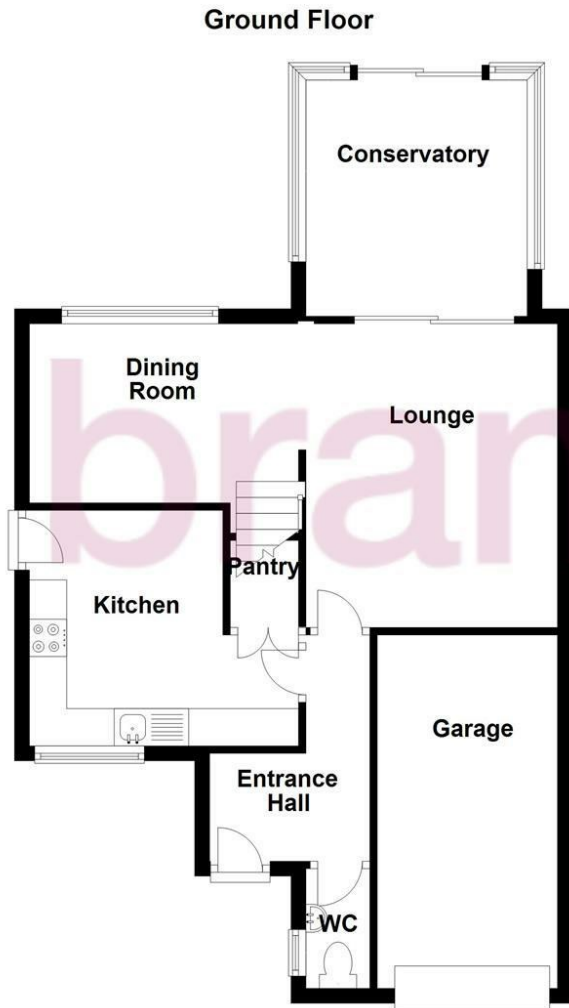
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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