



140 Luck Lane, Paddock, Huddersfield, HD1 4RA
£310,000

bramleys

This period detached dormer bungalow is offered for sale with NO VENDOR CHAIN & VACANT POSSESSION. Offering gardens to three sides with the side lawned garden being larger than average. The deceptive accommodation comprising: entrance hall, lounge, dining room, conservatory, kitchen, bathroom, 3 DOUBLE BEDROOMS (2 on ground floor and 1 to first floor) and useful eaves store room. Off road parking is available via a block paved driveway, integral garage and further single garage located nearby. Handily located for access to a wide variety of local amenities within Paddock and Marsh as well as being within easy reach of Huddersfield town centre. Although requiring refurbishment the property offers the opportunity for the new owner to renovate to their own taste and style and has double glazing, a modern central heating boiler and security alarm.

Energy Rating: TBA



GROUND FLOOR:

Entrance Hall

This welcoming hallway has featured arched entrance door, a central heating radiator, a fitted cupboard and open staircase rising to the first floor.

Lounge

12'10 x 12'10 plus bay (3.91m x 3.91m plus bay)

The lounge has a tiled fireplace surround with gas fire, wall light points, a central heating radiator and a featured double glazed leaded bay window.

Dining Room

12'10 x 12'10 (3.91m x 3.91m)

Having a gas fire with marble hearth, 2 central heating radiators and sliding timber doors to the conservatory. The dining room also gives access to the kitchen.

Conservatory

10'0 x 12'3 (3.05m x 3.73m)

Being of timber construction, this useful additional reception room has doors leading to the rear patio and garden.

Kitchen

9'10 x 7'6 (3.00m x 2.29m)

Having a range of wall and base units with working surfaces over, integrated double oven, electric hob, extractor hood, sink unit, a central heating radiator and a uPVC double glazed window. The kitchen gives access to the utility/pantry.

Utility/Pantry

Having space for a tall fridge freezer and plumbing for a washing machine.

Side Entrance Vestibule

The vestibule gives internal access to the garage and has an external door to the side.

Bedroom

12'10 x 12'10 plus bay (3.91m x 3.91m plus bay)

Having fitted wardrobes, dresser and matching bedside cabinets, a central heating radiator and feature leaded double glazed bay window.

Bedroom

12'11 x 11'9 (3.94m x 3.58m)

Also having fitted wardrobes, a central heating radiator and a sealed unit double glazed window to the rear.

Bathroom

Having part tiled walls and a coloured suite comprising bath with mixer tap shower attachment over, wc, pedestal wash hand basin, shower enclosure, rear double glazed window and a central heating radiator.

FIRST FLOOR:

Landing

Having fitted cupboards.

Eaves Store Room

A useful store room which has an interior light.

Bedroom

12'10 x 11'7 (3.91m x 3.53m)

Having a secondary glazed dormer window, fitted wardrobes and a central heating radiator.

OUTSIDE:

Having gardens to front, side and rear with the rear patio being extremely private and having established borders. To the right of the property is a good size lawn with well stocked planted borders, ideal for young children to play. A driveway provides off road parking and the integral garage has a n electric up and over door, ceramic sink and side window. The

garage also houses the modern Baxi boiler. There is a further garage to the right of the property (set back from the entrance to Royds Hall with green garage door). This is leased from Kirklees Council along with a section of the side garden. Further enquiries can be made with Bramleys regarding this.

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 at the roundabout go straight ahead into Westbourne Road. At the Co-Operative supermarket take a left hand turning into Reed Street, then at the mini roundabout go straight ahead onto Luck Lane where the property can be found on the right hand side towards the bottom of this road.

TENURE:

Freehold

COUNCIL TAX BAND:

E

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

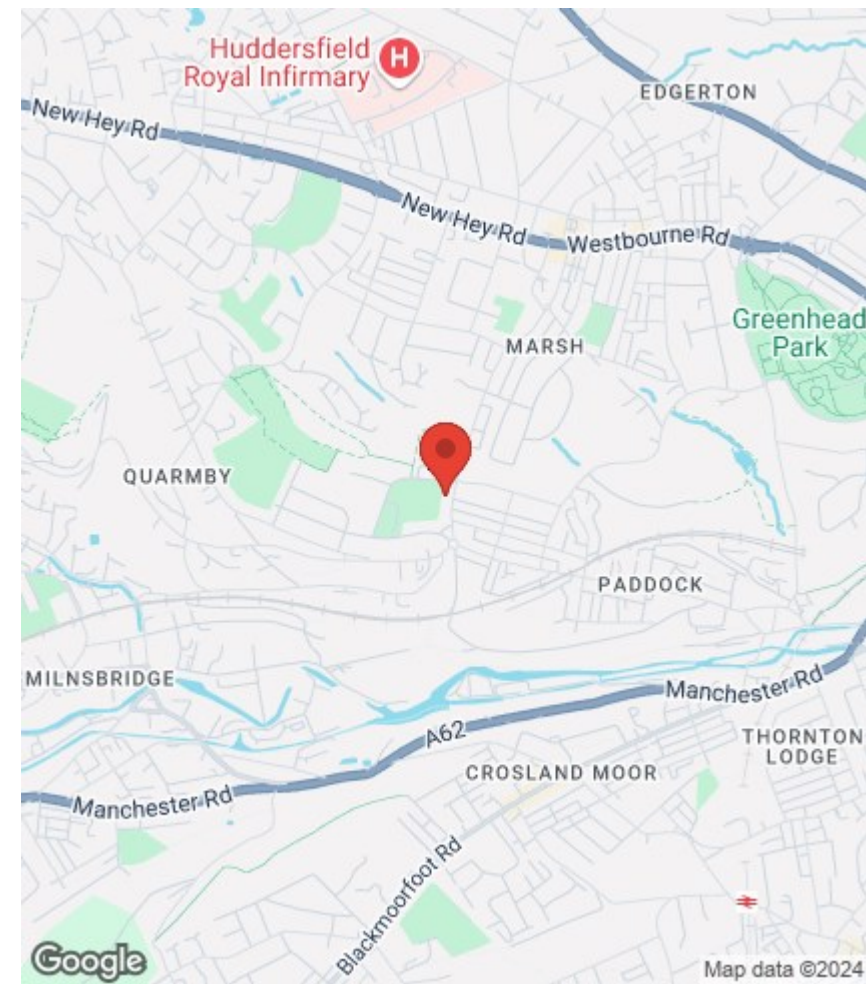
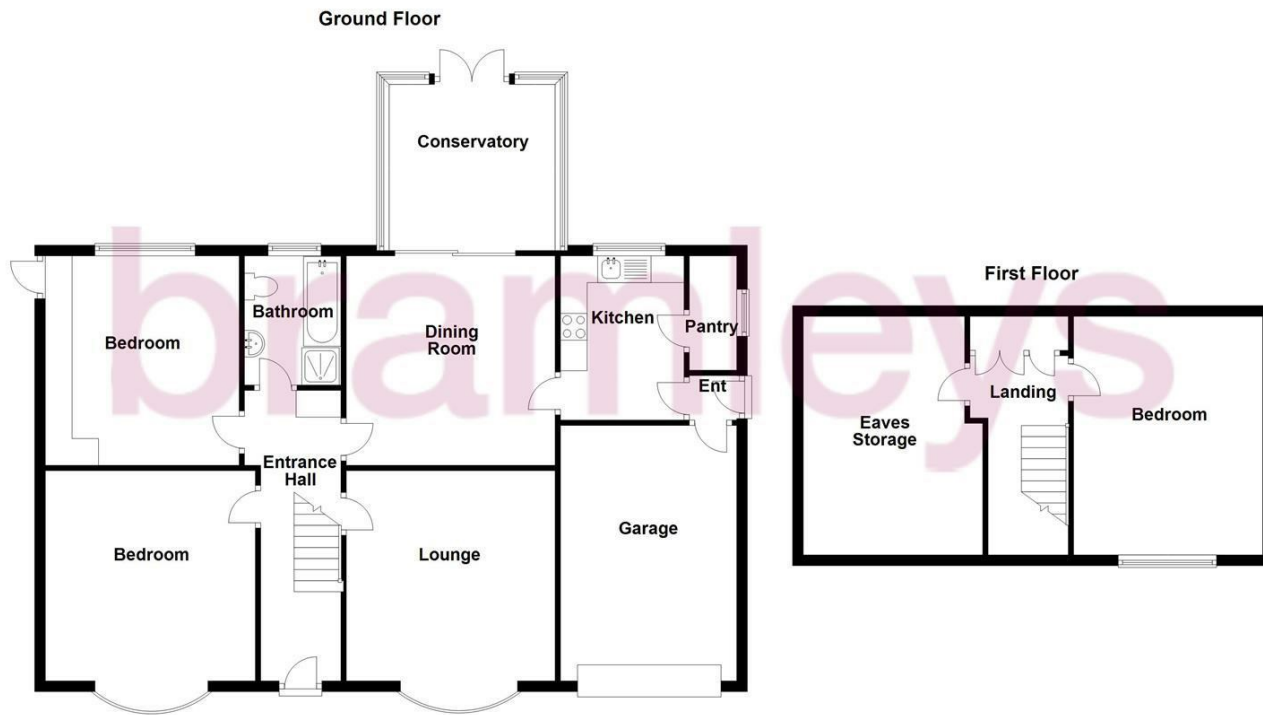
the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







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

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