



19 Church Street, Crosland Moor, Huddersfield, HD4 5DQ

Asking Price £73,000

bramleys



NO UPPER CHAIN

Offered to the market with immediate vacant possession, is this one bedroom, back-to-back terraced property. Offering an ideal purchase for the first time buyer or buy-to-let investor alike, the property has uPVC double glazing and gas central heating. Situated in the popular residential area of Crosland Moor, which is ideal for access to Huddersfield town centre and a wide range of local amenities, this property requires an early internal inspection to appreciate the accommodation which briefly comprises:- entrance hall, lounge/kitchen, first floor landing, bedroom and bathroom.

Energy Rating: D



GROUND FLOOR:

Enter the property via a uPVC double glazed door into:-

Entrance Hall

Where there is a central heating radiator and stairs elevating to the first floor.

Living Kitchen

14'10" max x 15'3" max (4.52m max x 4.65m max)

This good sized living kitchen is fitted with range of wall, drawer and base units with granite effect roll top work surfaces, tiled splashbacks and an inset stainless steel sink with drainer and monobloc mixer tap. There is a uPVC double glazed window to the front elevation, central heating radiator, useful alcove store cupboard and a door which gives access to the lower ground floor cellar.

FIRST FLOOR:

Landing

Bedroom

15'0" x 9'5" max (4.57m x 2.87m max)

Fitted with a uPVC double glazed window to the front elevation, central heating radiator, ornate fireplace and built-in wardrobes with sliding mirror doors providing shelving and hanging space.

Bathroom

Furnished with a 3 piece suite briefly comprising of a low flush WC, pedestal wash hand basin and panelled bath with overhead electric shower. There is an obscure uPVC double glazed window to the front elevation, central heating radiator, useful store cupboard and loft access via a ceiling hatch.

OUTSIDE:

To the front of the property there is a low maintenance yard area.

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 and at the traffic lights at Crosland Moor bear left onto Blackmoorfoot Road. Continue up the hill to the traffic lights at Park Road and take a left hand turning. Take the second left onto May Street and a right onto Church Street. Follow the road around and the property is to the rear of the terraces on the access road.

TENURE:

Leasehold - Term: 999 years from 01/07/1909 / Rent: £10.11s.0d

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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.

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 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			89
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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