



2a Bankfield Terrace, Armitage Bridge, Huddersfield, HD4 7PE

£100,000

bramleys





NO UPPER CHAIN

This stone built, 3 bedroom semi-detached property is situated in the popular semi-rural village of Armitage Bridge which is approximately 2 miles from Huddersfield town centre. The property requires an extensive programme of modernisation and improvement works, however this has been reflected within the guide price.

Externally the property has a small area to the front and to the rear there is a good sized garden.

Energy Rating: F



GROUND FLOOR:

Enter the property through an external door into:-

Lounge

15'0" x 12'10" max (4.57m x 3.91m max)

Having built-in cupboards and drawer units, Yorkshire stone flagged flooring and a gas fire, with tiled surround and mantel with oval shaped inset mirror.

Kitchen

9'10" x 7'11" (3.00m x 2.41m)

Having a stainless steel sink unit, gas fire and rear access door.

LOWER GROUND FLOOR:

Steps descend to the lower ground floor storage area.

Cellar

FIRST FLOOR:

Landing

Bedroom 1

9'6" x 9'2" (2.90m x 2.79m)

Bedroom 2

9'10" x 7'11" (3.00m x 2.41m)

Bedroom 3

9'6" max x 6'7" max (2.90m max x 2.01m max)

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath.

OUTSIDE:

To the front of the property there is a small garden area and to the rear there is a good sized garden.



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 Chapel Hill in the direction of Lockwood. At the traffic lights at Lockwood continue directly into Meltham Road. After passing the cemetery take the next left into Armitage Road. Bankfield Terrace will be found on the right hand side. No.2a is elevated and set back from the road. It is accessed up the steps on the right hand side and can be identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX:

A

MORTGAGES:

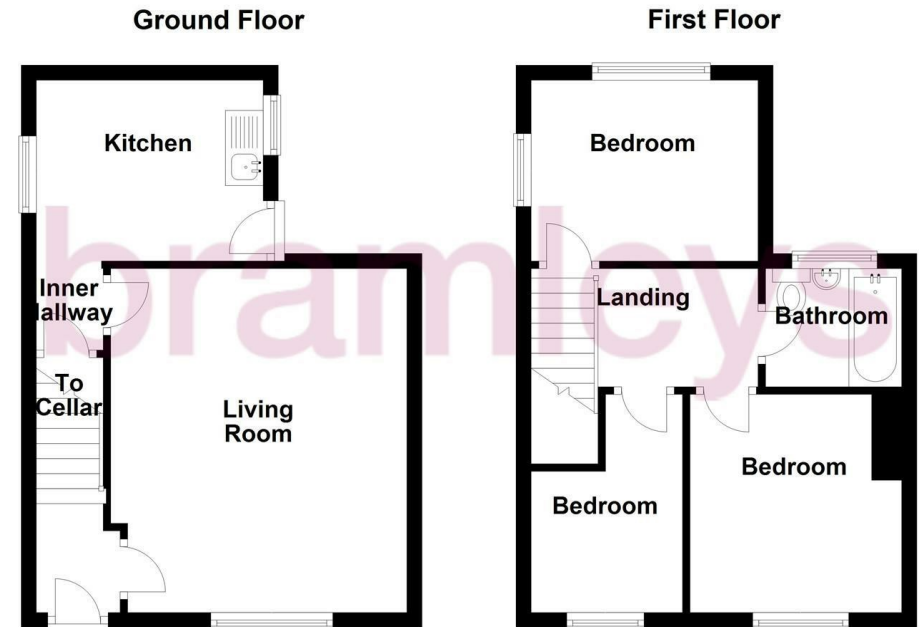
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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 01484 530361.

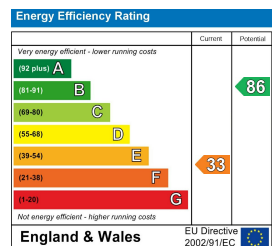


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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