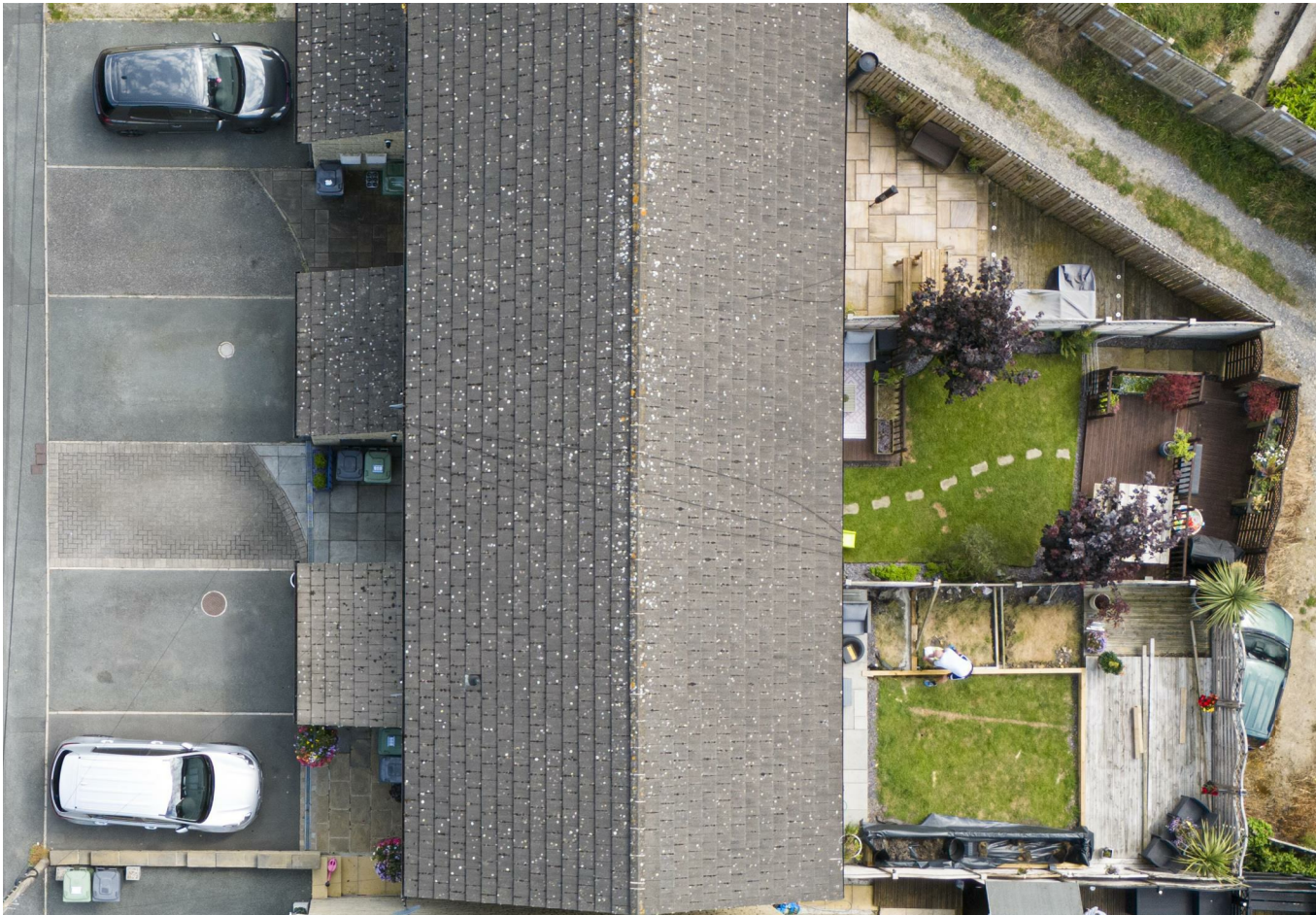
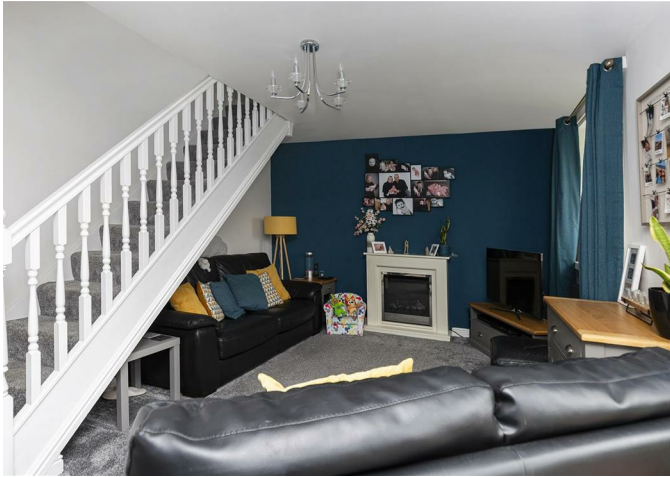




2 Doctors Row, Causeway Crescent, Linthwaite, Huddersfield, HD7 5JP  
£240,000

**bramleys**



This superb 3 bedroomed stone built townhouse is deceptively spacious in that it has accommodation arranged across 3 levels. Beautifully presented throughout and having gas fired central heating, uPVC double glazing, security alarm system and integral garaging. Having a spacious lower ground floor living room with patio doors leading directly out into the rear gardens, there is a spacious dining kitchen, cloakroom/WC and utility room to the ground floor with 3 first floor bedrooms and modern family bathroom. Located on this residential cul-de-sac in the popular village of Linthwaite, the property would make an ideal purchase for those with a young and growing family.

Energy Rating: C

## GROUND FLOOR:

A composite entrance door with sealed double glazed panels gives access to the main entrance hall.

### Entrance Hall

Having a central heating radiator behind frame work panel and an access door to the cloakroom/wc, with another door accessing the kitchen.

### Cloakroom/WC

Having a 2 piece white suite comprising concealed flushed wc and vanity wash bowl with drawer units beneath and chrome mixer tap. There is also a uPVC double glazed window and a chrome ladder style radiator.

### Dining/Kitchen

18'1" x 9'1" (5.51m x 2.77m)

Peacefully situated to the rear of the property with superb far reaching views and having a range of matching modern floor and wall units with laminated working surfaces, part tiling to the walls and concealed lighting to the wall units. There is a 4 ring gas hob with in-built oven, overhead extractor fan and light, integral dishwasher, 1.5 bowl stainless steel sink unit mixer taps and side drainer, central heating radiator, uPVC double glazed window and French doors to the rear balcony.



### Rear Balcony

Wrought iron rails and allows superb far reaching views.

### Utility Room

5'1" x 5'10" (1.55m x 1.78m)

Having floor and wall units, inset stainless steel sink unit, mixer taps and side drainer, plumbing for automatic washing machine, part tiling to the walls and central heating radiator.

### Integral Garage

16'4" x 8'6" (4.98m x 2.59m)

Having roller shutter door, power and light points and internal access door.

## FIRST FLOOR:

### Landing

A staircase rises to the first floor landing.

### Bedroom 1

15'4" x 8'8" (4.67m x 2.64m)

Peacefully situated to the rear of the property with far reaching views towards Marsden Moor and Pole Moor, there is a central heating radiator and uPVC double glazed window.





### Bedroom 2

12'3" x 6'10" (3.73m x 2.08m)

Situated to the front of the property and having a central heating radiator and uPVC double glazed window.

### Bedroom 3

9'2" x 9'4" (2.79m x 2.84m)

Peacefully situated to the rear of the property with outstanding far reaching views, uPVC double glazed window and central heating radiator.

### Family Bathroom

Having a modern 3 piece white suite comprising concealed flush WC, vanity wash bowl with drawer units beneath and chrome mixer taps and a shower bath with overhead rainwater head shower and additional hose. There is uPVC double glazed windows, sunken LED lighting and chrome ladder style radiator.



### LOWER GROUND FLOOR:

A staircase descends from the dining kitchen.

### Living Room

18'3" x 12'4" (5.56m x 3.76m)

Peacefully situated to the rear of the property allowing superb far reaching views, there are 2 graphite central heating radiators, electric log effect fire, uPVC double glazed bay window and French doors leading directly into the rear gardens.

### OUTSIDE:

To the front of the property is a double width parking apron leading to the integral single garage. To the rear are landscaped gardens with outstanding far reaching views, the gardens are made up of a flagged patio, shaped lawn gardens and decked seating area all being enclosed by timber fencing.



### 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 (A62). Proceed through the traffic lights at Longroyd Bridge and continue under the railway viaduct. Proceed on the main road, passing through Milnsbridge and Cowlersley. Shortly after passing through the village of Linthwaite take a left hand turning into Hoyle House Fold. Follow this road into Causeway Side, turning left onto Causeway Crescent where the property will be found identified by a Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band B

### 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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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