



10 Whitby Avenue, Huddersfield, HD2 2QL
£195,000

bramleys

This extremely deceptive 3 bedroom end terraced property is ideally suited to the growing family offering spacious accommodation with gardens to the front and rear. Having a modern central heating boiler, lovely bathroom suite with under floor heating and roll top bath, uPVC double glazing, security alarm and accommodation comprising: entrance hall, lounge, dining room, kitchen, useful cellar, 3 bedrooms (2 doubles 1 single) and 4 piece bathroom. Well located for daily amenities, Huddersfield town centre and the M62 motorway network.

Energy Rating: D





GROUND FLOOR:

Entrance Hall

A composite entrance door gives access to the entrance hall which has a staircase rising to the first floor level, panelled walls, picture rail and a central heating radiator.

Lounge

13'4 x 13'6 (4.06m x 4.11m)

Having a feature decorative ceiling, picture rail, fireplace surround with gas fire, a central heating radiator and a uPVC double glazed window.

Dining Room

14'4 x 13'1 (4.37m x 3.99m)

Also having a gas fire, serving hatch to the kitchen, a central heating radiator and uPVC double glazed window.

Kitchen

10'5 x 5'5 (3.18m x 1.65m)

The kitchen houses the central heating boiler. There is space and plumbing for washing machine, space for a fridge freezer, gas cooker point, stainless steel sink unit, wall and wall mounted cupboards. There is an external uPVC door to garden and access to the cellar.

LOWER GROUND FLOOR:

Cellar

A useful cellar which provides additional storage.

FIRST FLOOR:

Landing

The landing has a small hatch which gives access to the loft.

Bedroom 1

14'7 x 13'6 (4.45m x 4.11m)

A good size double room with 2 central heating radiators and a uPVC double glazed window.

Bedroom 2

13'7 x 11'5 (4.14m x 3.48m)

Another good size double room with a central heating radiator and a uPVC double glazed window.

Bedroom 3

9'5 x 7'3 (2.87m x 2.21m)

This comfortable single room has bulkhead storage, a central heating radiator and a uPVC double glazed window.

Bathroom

A modern bathroom with quality Heritage suite comprising feature roll top bath with central mixer tap, separate shower enclosure, wc, wash hand basin, heated towel radiator, under floor heating and a uPVC double glazed window.

OUTSIDE:

There are lawned gardens to front and rear, an external water tap and path down the side giving access to both front and rear.

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 Bradford Road (A641). Proceed through the traffic lights at Hillhouse and at the next set of traffic lights turn left into Spaines Road. Take a right into Greenhouse Road which automatically becomes Richmond Avenue, continue along the road and turn left into Cawthorne Avenue and then turn right onto Whitby Avenue where the property can be identified by the Bramleys for sale sign.

TENURE:

Leasehold - Term: 999 years from 1 March 1928

Rent : £3.10s.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:

Band A

MORTGAGES:

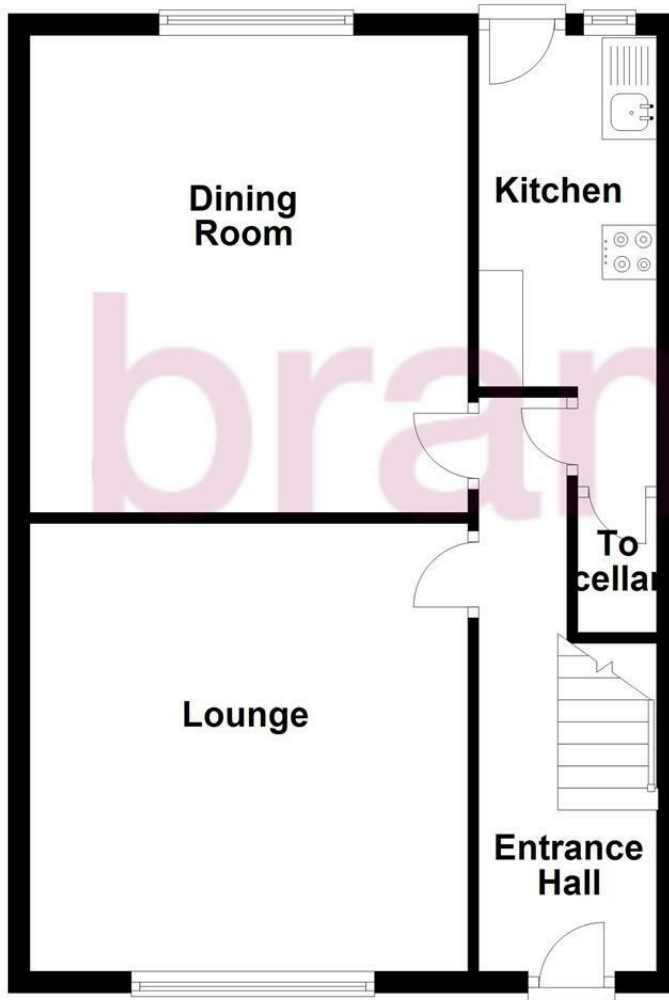
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

ONLINE CONVEYANCING SERVICES:

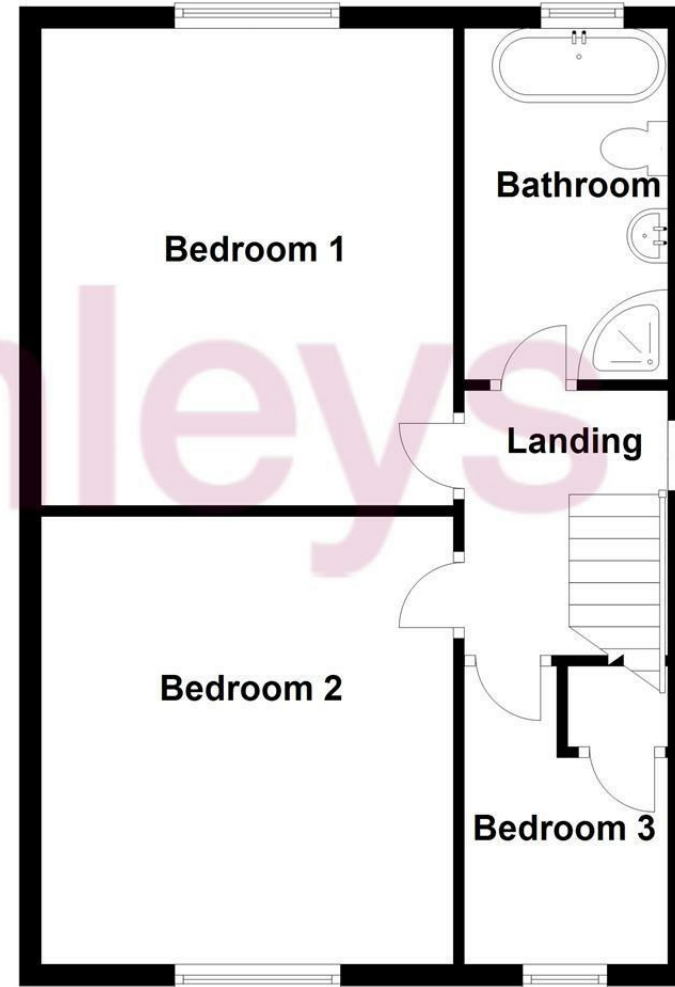
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



Ground Floor



First Floor



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	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		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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