



21 St. James Road, Marsh, Huddersfield, HD1 4QA

£175,000

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This charming terraced property boasts 2 double bedrooms and is situated conveniently for all daily amenities and handily placed for access to the M62 motorway network and Huddersfield town centre. Having accommodation ready to move into including a fitted kitchen with integrated appliances, lounge with decorative fireplace and open fire and modern three piece bathroom suite. An ideal choice for a first-time buyer looking to step onto the property ladder, young family or those looking to downsize. With its comfortable living space, local amenities, gardens to front and rear and off road parking, this house offers a wonderful opportunity to create a cozy and welcoming home.

Energy Rating: D



GROUND FLOOR:

Lounge

11'4" x 13'2" (3.45m x 4.01m)

A composite entrance door leads into the lounge which has exposed floorboards, a decorative fireplace surround with open fire, a central heating radiator and feature sash window.

Dining Kitchen

11'0" x 13'2" (3.35m'0.00m x 4.01m)

Fitted with a range of modern wall and units with working surfaces over, integrated appliances include dishwasher, fridge, freezer and gas hob with extractor hood over. There is a stainless steel sink unit, uPVC double glazed window and external door to the rear.

LOWER GROUND FLOOR:

Cellar

11'0" x 9'8" (3.35m'0.00m x 2.74m'2.44m)

The cellar provides useful storage and houses the central heating boiler.



FIRST FLOOR:

Landing

Bedroom 1

11'11" x 11'4" (3.35m'3.35m x 3.45m)

A good size double bedroom with 2 uPVC double glazed windows, a central heating radiator, laminate flooring and built-in wardrobe.

Bedroom 2

11'9" to wardrobe doors x 7'3" (3.58m to wardrobe doors x 2.13m'0.91m)

A good size second double bedroom, with a central heating radiator, fitted wardrobes to one wall and a uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a bath with shower attachment over and screen, wash hand basin and WC. There is also a heated towel rail, part tiled walls, wall mounted store cupboard and a uPVC double glazed window.



OUTSIDE:

To the front of the property, there is a low maintenance circular patio with gravelled borders. To the rear, there is a raised timber decked seating area with steps leading down to an off road parking space.

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 continue to the roundabout at Marsh. Continue on the main road and after a short distance turn left onto St James' Road where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

A

MORTGAGES:

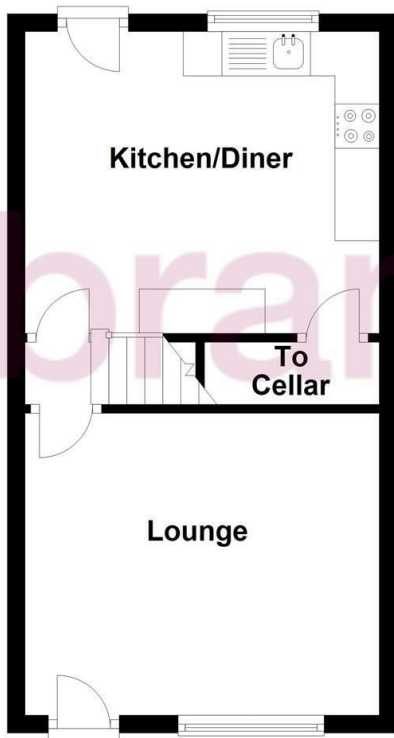
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

ONLINE CONVEYANCING SERVICES:

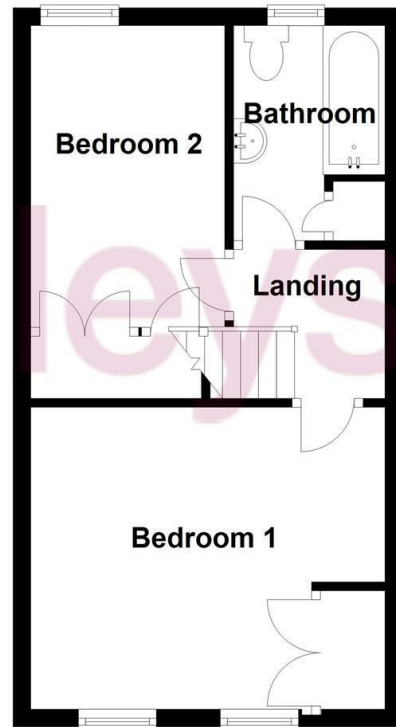
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

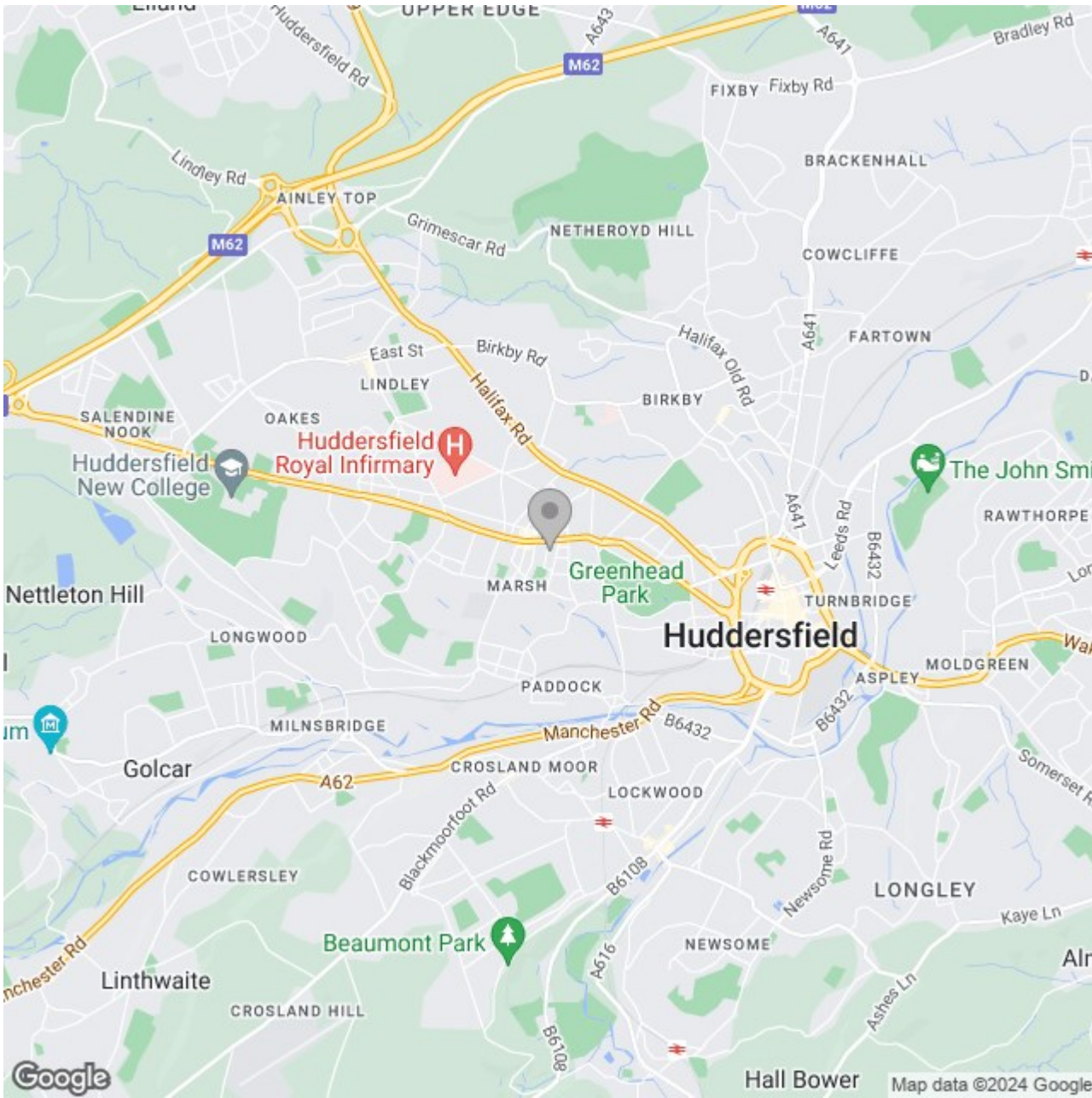


Ground Floor



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			86
(81-91) B			
(69-80) C		65	
(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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