



21 Syringa Street, Marsh, HD1 4PD
£174,950

bramleys

VIEWING'S ARE A MUST TO APPRECIATE THIS DECEPTIVELY SPACIOUS 3 BEDROOM TERRACED PROPERTY!

This deceptive mid terraced property offers living accommodation over 3 floors and is offered for sale with VACANT POSSESSION and NO VENDOR CHAIN. Being ideally located and convenient for amenities, well regarded schools, H.R.I and the M62 with excellent transport links into Huddersfield town centre. The accommodation comprises entrance hall, lounge, dining kitchen, lower ground floor cellar, first floor landing, 2 double bedrooms and a 3 piece bathroom. To the second floor there is also a useful attic room. Forming an ideal purchase for the first time buyer or investor alike, the property is fitted with gas fired central heating, uPVC double glazing and gardens to both the front and rear.

Energy Rating: E



GROUND FLOOR:

A uPVC entrance door gives access to the entrance hall.

Entrance Hall

Fitted with a central heating radiator and staircase rising to the first floor.

Lounge

11'10" x 10'10" (3.61 x 3.30)

The lounge has a fireplace surround with inset electric fire, a central heating radiator and a large uPVC double glazed window.

Dining Kitchen

15'5" x 12'6" (4.70m x 3.81m)

Having a range of wall and base units with working surfaces over, a stainless steel sink unit, 4 ring electric hob, integrated oven, extractor hood and a cupboard which houses the central heating boiler. The kitchen also has uPVC double glazed windows to the rear elevation and a door which accesses a rear porch. Access to the cellar is from the kitchen.



LOWER GROUND FLOOR:

Cellar

Providing additional storage space and there is also the former coal store.

Bedroom 1

15'8" x 11'2" (4.78m x 3.40m)

A double room with a central heating radiator and 2 uPVC double glazed windows.

Bedroom 2

10'8" x 9'4" (3.25m x 2.84m)

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

Bathroom

Furnished with a 3 piece suite comprising panelled bath with mixer tap and shower attachment over, a pedestal wash hand basin and low flush WC. There is an extractor fan, a central heating radiator and uPVC double glazed window.



SECOND FLOOR:

Attic Room

17'9" max x 15'7" (5.41m max x 4.75m)

With some restricted height, a central heating radiator, sky light window and access to the eaves.

OUTSIDE:

There is a low maintenance paved garden to the front and a further larger garden to 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 Trinity Street (A640), at the roundabout proceed straight ahead into Westbourne Road. After passing KFC on the left, take the next right hand turning into Mint Street. Continue to the end of the road and turn right into Syringa Street. The property will be found after a short distance on the right hand side, clearly identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX 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.

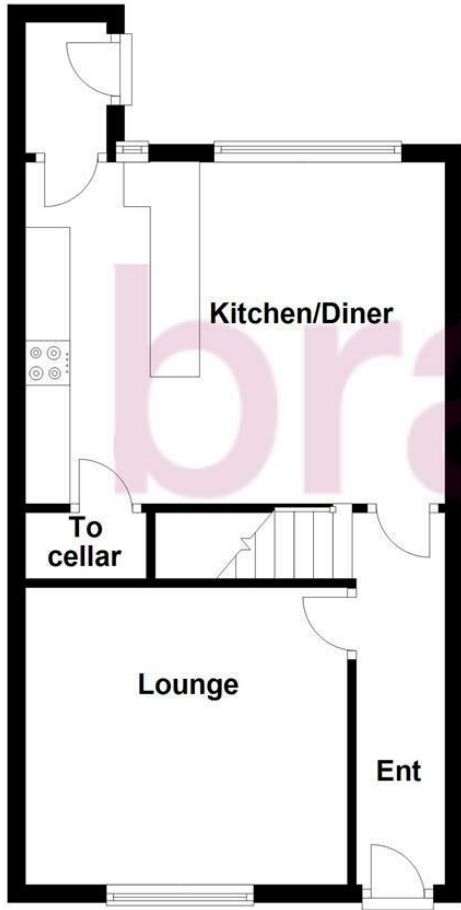
VIEWINGS:

Please call our office to book a viewing 01484 530361.

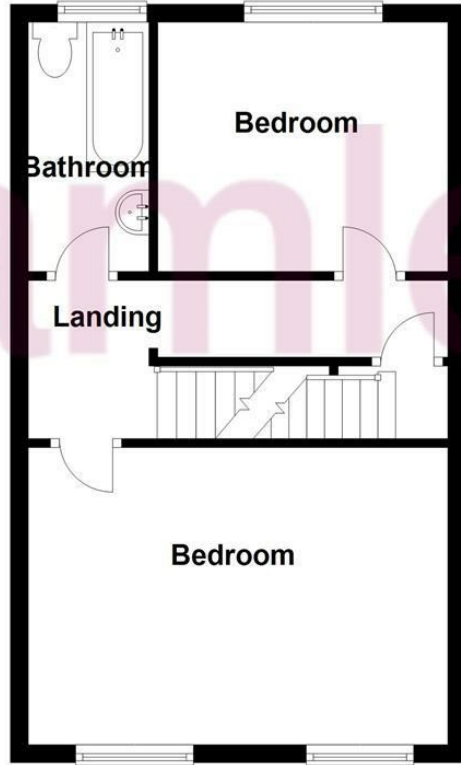




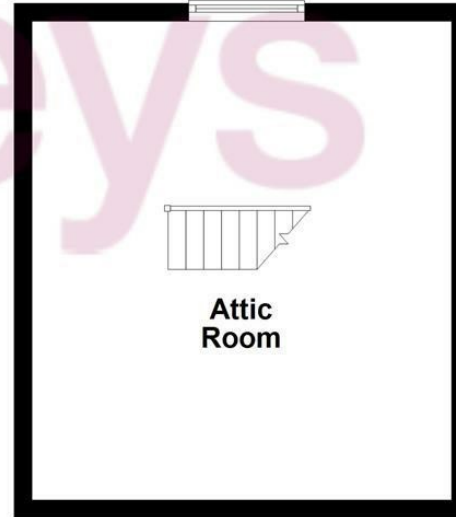
Ground Floor



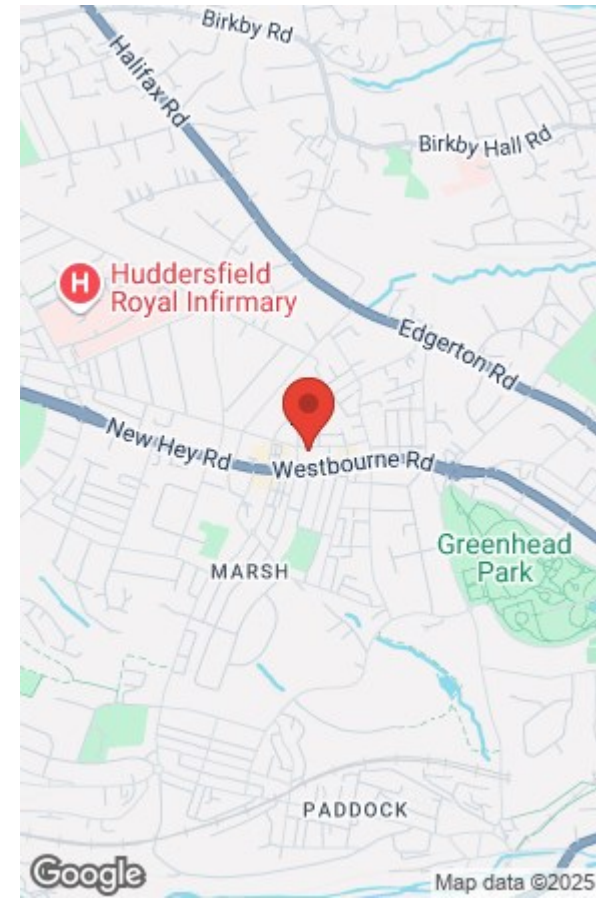
First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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