



2 Carmine Close, Dalton, Huddersfield, HD5 9LZ  
50% Shared Ownership £105,000

**bramleys**



**\*\* OVER 55'S ONLY \*\* PRICE SHOWN IS FOR 50% SHARED OWNERSHIP \*\***

This well maintained true bungalow enjoys a quiet cul-de-sac location, within a pleasant development of similar type properties and also being suitable for wheelchair users. Having undergone a programme of refurbishment and re-decoration throughout, with lovely rear garden, off road parking and accommodation comprising: Entrance hall with large store, lounge with french doors to the rear garden, kitchen, 2 double bedrooms (master bed with modern fitted wardrobes) and shower room. Convenient for local amenities, shops and public transport links, as well as access to Huddersfield town centre.

Energy Rating: C



## GROUND FLOOR:

Accessed is provided at the side of the property via an external door into the entrance hall.

### Entrance Hall

Fitted with a central heating radiator and a large walk-in store which has a single radiator and interior light. Access is available to the roof space via a loft hatch.

### Lounge

16'2" x 12'8" (4.93m x 3.86m)

This well proportioned living room is fitted with a gas fire, central heating radiator and uPVC French doors which open directly to the rear garden.

### Kitchen

10'5" x 6'11" (3.18m x 2.11m)

Fitted with a selection of wall and base units with a working area incorporating a stainless steel sink and drainer, electric cooker point, space for a tall fridge freezer, plumbing for a washing machine, wall mounted central heating boiler, a central heating radiator and a uPVC double glazed window. Please note, there is an option to purchase the free standing white goods/ cooker if required.



### Bedroom 1

12'0" x 10'4" (3.66m x 3.15m)

This double room has a range of modern fitted wardrobes, a central heating radiator and a uPVC double glazed window.

### Bedroom 2

9'2" x 11'1" (2.79m x 3.38m)

Another double bedroom which also works as a dining room if required. There is a central heating radiator and a uPVC double glazed window.

### Shower Room

Furnished with a 3 piece suite comprising walk-in shower with fitted seat, low flush WC and a wash hand basin. There is also a central heating radiator and uPVC double glazed window.

## OUTSIDE:

To the front of the property, there is a block paved drive/parking bay, providing off-road parking. A good sized level lawn garden extends to the rear with planted flower borders and a flagged patio. The rear garden houses a timber garden shed.



### **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 Wakefield Road (A642). Proceed through the traffic lights at Aspley and at the traffic lights at Moldgreen take a left hand turn into Broad Lane. Continue along this road and turn right after Kelvin Avenue, at the end of this road, turn left onto Dyson Street and then immediately right onto Carmine Close where the property can be found.

### **TENURE:**

Leasehold - Term: 125 years from 03/10/1997  
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:**

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.

### **PLEASE NOTE:**

The property is held on a Shared Ownership with Residential Management Group as part of a leasehold scheme for the 'elderly' or 'retired' which is interpreted as aged 55 or over and is available on a 50% shared ownership (THE CURRENT ASKING PRICE REFLECTS A 50% OWNERSHIP).

The purchaser must utilise the property as their sole residence and have no second home. Shared ownership is aimed at people who otherwise would be unable to afford to purchase a home suitable for their current housing needs. In addition, applicants must demonstrate they can afford to purchase the property and sustain ongoing housing costs.

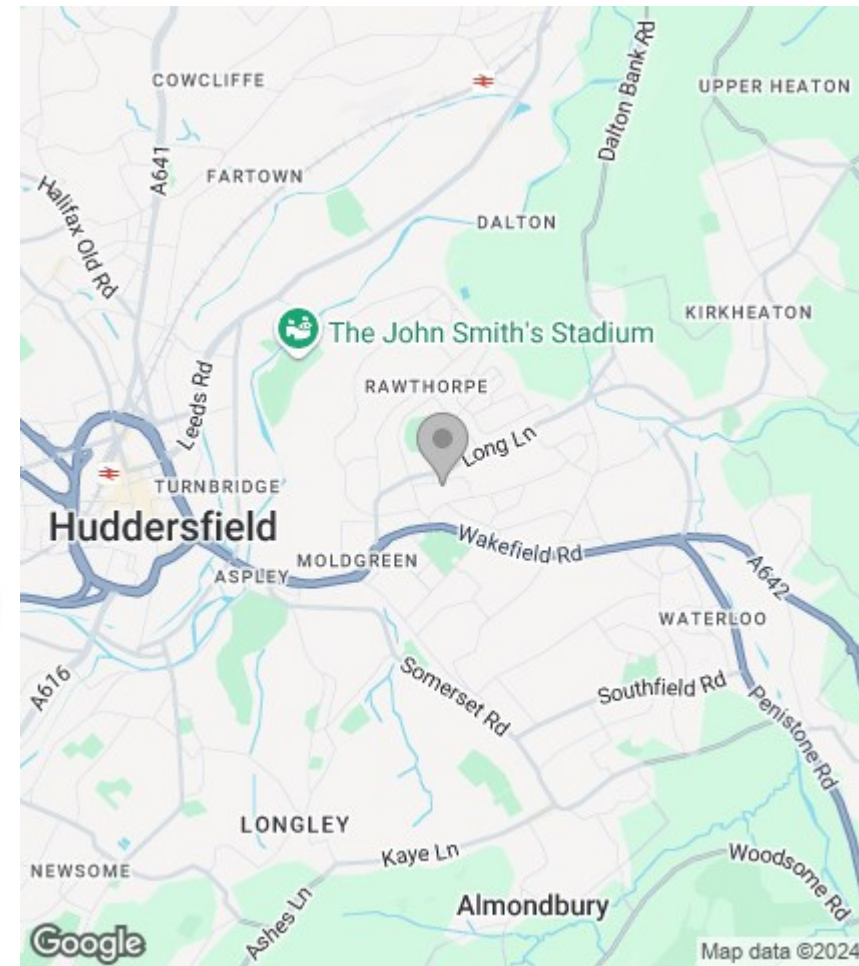
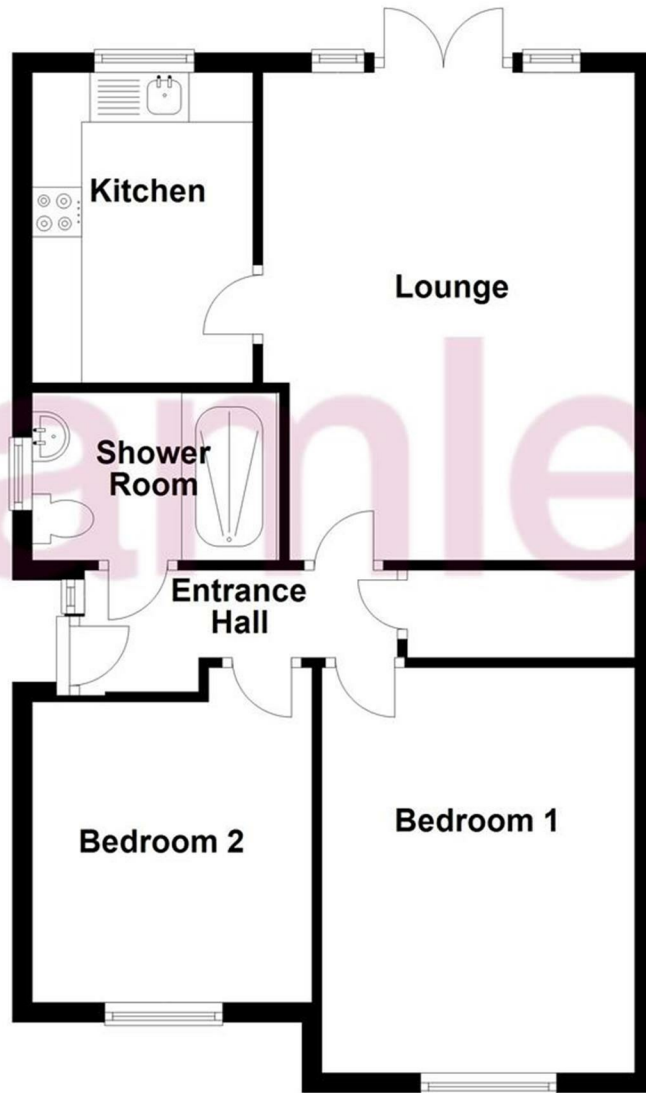
MONTHLY PAYMENT TO RMG Ltd:- There would be an monthly payment of £293.92 which includes the following: Service Charge - £37.26  
Maintenance £70.68 (this is due to drop to £48 approx next year)  
Insurance Charge - £18.13  
Rent - £154.73.

All prospective purchasers would need to fill in an application form which would be passed to the Residential Management Group prior to an offer being accepted. Due to their eligibility criteria, not all persons will be suitable under the scheme.





## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</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

Huddersfield | Halifax | Elland | Mirfield

