



69 Hall Cross Road, Lowerhouses, Huddersfield, HD5 8JT

£85,000

bramleys





A GREAT OPPORTUNITY TO PURCHASE THIS 3 BEDROOM MID TERRACE.
ideal for an investor looking to modernise and sell/rent further. Having access to the local schools, commuter links, amenities and parks, this home would in turn make a lovely family home.
Having uPVC double glazing through out and good sized gardens to the front and rear.
Energy Rating: TBA



GROUND FLOOR:

Access via an external door into an entrance hall.

Entrance Hall

There are stairs leading up to the first floor landing.

Lounge

14'2" x 15'2" (4.32m x 4.62m)

Having a gas fire, inbuilt cupboard and a uPVC double glazed window to the front elevation.

Kitchen

8'0" x 13'7" (2.44m x 4.14m)

Having a range of wall, drawer and base units, laminate roll top work surfaces, stainless steel sink and drainer unit and tiling to the splashbacks. With an extractor hood and space for a cooker, plumbing for a washing machine or dishwasher, and having a uPVC double glazed window to the rear elevation. There are two useful store cupboards - one with a window to the rear elevation, it also houses the boiler and meters.

There is a door leading to the rear porch.

Rear Porch

Having a uPVC double glazed door and uPVC double glazed windows to three sides.

FIRST FLOOR:

Landing

Bedroom 1

10'6" x 12'9" (3.20m x 3.89m)

Having a uPVC double glazed window to the front elevation and useful inbuilt wardrobes.

Bedroom 2

8'11" x 10'6" (2.72m x 3.20m)

Having a uPVC double glazed window to the rear elevation.

Bedroom 3

6'8" x 8'11" (2.03m x 2.72m)

Having a uPVC double glazed window to the front elevation and a storage cupboard above the bulkhead.

Bathroom

A two piece suite comprising of a pedestal wash hand basin and panelled bath. There is tiling to the splashbacks and a uPVC double glazed obscure window to the rear elevation.

Separate WC

Having a low flush w.c and uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property, there is a garden with shrub and wall boundaries, and there is a shared pathway leading to the front door and down to the rear garden. To the rear there is a garden with fenced and shrub borders, pathway leading to the rear porch and there is also a 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 the A629 Wakefield Road keeping in the right hand lane and taking the right turning at the traffic lights onto Somerset Road. Take the right hand turning onto Dog Kennel Bank which in turn becomes Hall Cross Road and after a short distance the property can be found located on the left hand side identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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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

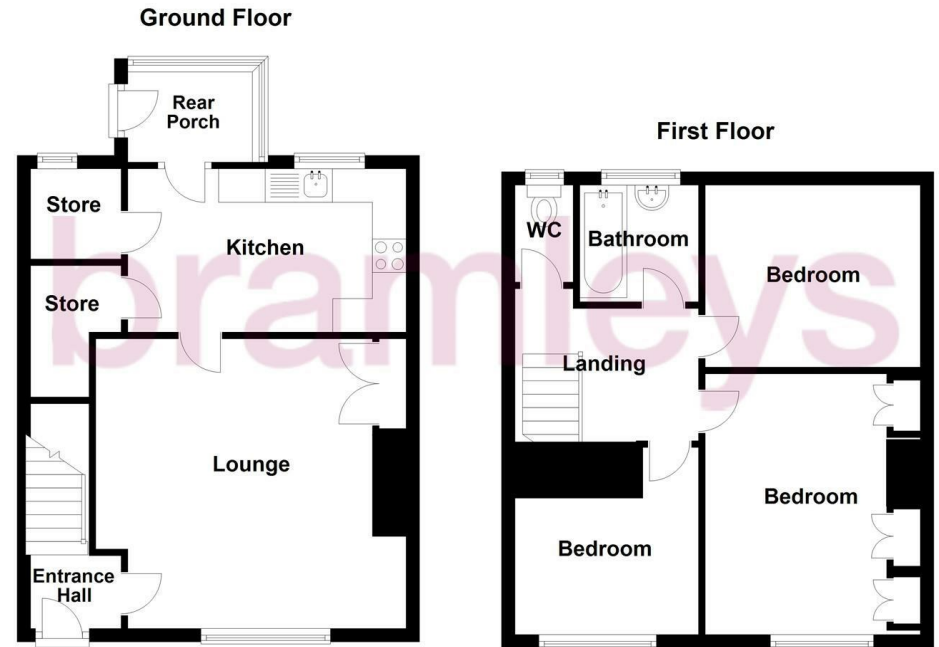
IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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 on 01484 530361.



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 | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 | |

Huddersfield | Halifax | Elland | Mirfield

