



41 Burniston Drive, Oakes, Huddersfield, HD3 3PR
£239,950

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UNEXPECTEDLY BACK ON THE MARKET !

NO UPPER CHAIN

This 3 bedroom semi detached family home enjoys good size gardens to front and rear, whilst also providing ample off road parking by way of a driveway and garage to the side. Being offered for sale with no vendor chain and vacant possession. The property does require some cosmetic updating and refurbishment, however has already had some electrical upgrading carried out and is uPVC double glazed and gas fired central heated. The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, first floor landing, 3 bedrooms (2 doubles 1 single) and three piece shower room. Located within one of Huddersfield's sought after residential areas, the property is readily accessible to nearby amenities in both Salendine Nook and Lindley, as well as regarded local schooling. The property is also ideal for those looking to commute, being approximately 2 miles from Huddersfield town centre/railway station and has good access to the M62 motorway network which provides good links to West Yorkshire and East Lancashire.

Energy Rating: D



GROUND FLOOR:

Entrance Hall

Having a timber entrance door, secondary glazed window, central heating radiator and staircase rising to the first floor.

Lounge

12'0" max into bay x 12'2" (3.66m max into bay x 3.71m)

Fitted with wall light points, a central heating radiator, electric fire and a uPVC double glazed bay window.

Dining Room

12'2" x 11'9" (3.71m x 3.58m)

Having a tiled fireplace with gas fire and uPVC sliding patio doors to the rear.

Kitchen

5'10" x 9'1" min / 12'7" max (1.78m x 2.77m min / 3.84m max)

Fitted with a range of wall and base units with working surfaces over and tiled splash backs, a stainless steel sink unit, electric cooking point with extractor hood over, space and plumbing for a washing machine and space for an under counter refrigerator. The kitchen also has an external side entrance door, uPVC double glazed window to the rear and a built-in pantry which has power and space to house a freezer.

FIRST FLOOR:

Landing

Having a uPVC double glazed window to the side and access to the loft.

Bedroom 1

11'6" x 10'0" exc wardrobes (3.51m x 3.05m exc wardrobes)

A double room with fitted 7 door wardrobes, a central heating radiator and uPVC double glazed window.

Bedroom 2

11'3" x 10'4" (3.43m x 3.15m)

Another good double with fitted wardrobes, a central heating radiator and uPVC double glazed window.

Bedroom 3

8'0" x 7'5" (2.44m x 2.26m)

A comfortable single bedroom with a central heating radiator and uPVC double glazed window.



Shower Room

Furnished with a shower cubicle, low flush WC and pedestal wash hand basin. There are also part tiled walls, a built-in cupboard and a central heating radiator.

OUTSIDE:

To the front is a lawned garden with hedging and a driveway to the side provides off road parking. There is a garage to the rear and a further larger lawned garden with planted borders and timber fencing. To the back of the garden is a store and to the side of the property (underneath the internal staircase) is a further store which houses the central heating boiler.

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 proceed to the roundabout. Go straight ahead into Westbourne Road which then becomes New Hey Road and at the Bay Horse roundabout continue straight ahead staying on New Hey Road. After passing the Merrie England restaurant on the right hand side take the next right into Crosland Road and then left into Burniston Drive where the property can be found.

TENURE:

Leasehold - Term: 999 years from 01/01/1954 Rent: £3.50 per annum

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

C

MORTGAGES:

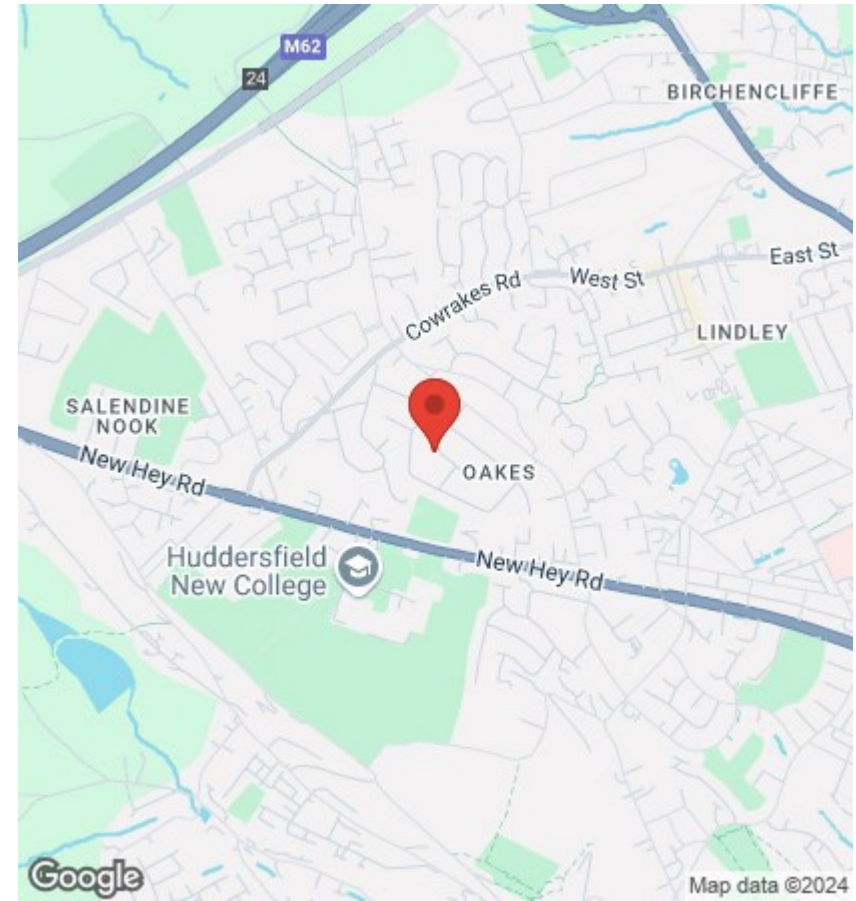
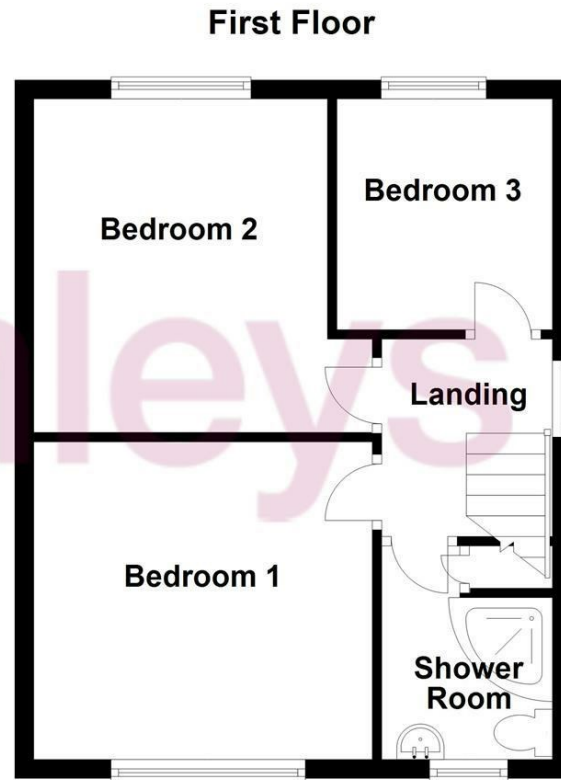
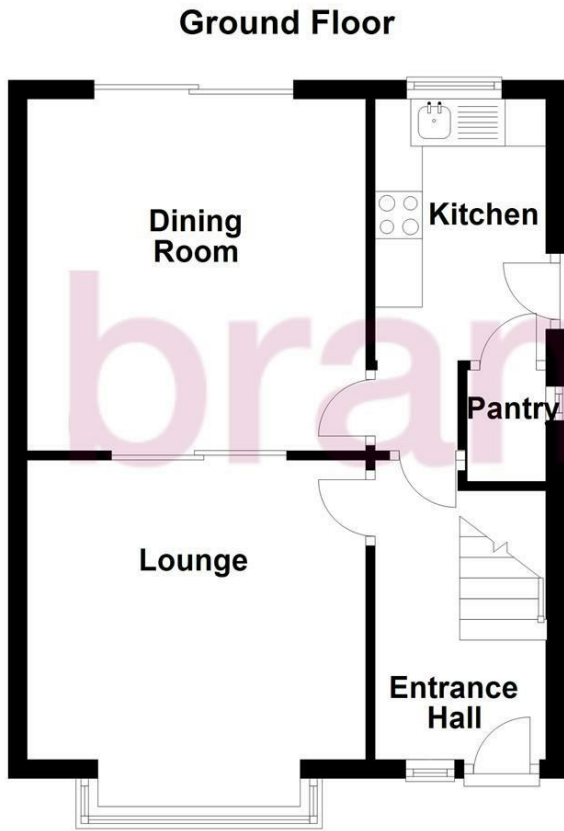
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







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			84
(69-80) C		68	
(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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