



95 Occupation Road, Lindley, Huddersfield, HD3 3EE

£395,000

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Unexpectedly back on the market. This impressive detached true bungalow offers deceptive accommodation, boasting a large entrance hall, 2 reception rooms, plus a fitted kitchen, 3 double bedrooms and study. Being well maintained throughout and having plenty of fitted and built-in storage. The bungalow is large enough to appeal to a growing family or alternatively those downsizing from a larger property and requiring single storey living. Externally there is ample off road parking by way of a driveway and garage, together with established mature gardens to three sides, which provide privacy and enjoying a pleasant outlook from the large bay window within the lounge.

Situated within walking distance to Lindley village and convenient for access to local amenities, parks, shops, bars and cafes. Also handily placed for the M62 motorway network ideal for those commuting to Leeds or Manchester. Internal viewing an absolute must to avoid missing out!

Energy Rating: D





GROUND FLOOR:

Entrance Hall

A uPVC entrance door gives access to an 'L' shaped entrance hall which has 2 central heating radiators, picture rail, a built in cloaks cupboard, a further fitted cupboard and access to the loft via a pull down ladder. We are informed that the loft is partially boarded and houses the central heating boiler.

Cloakroom/WC

Having part tiling to the walls, low flush WC, hand wash basin and electric towel heater.

Study

8'3" x 4'1" (2.51m x 1.24m)

This useful room has a central heating radiator and a uPVC double glazed window.

Lounge

14'9" x 13'6" plus bay window (4.50m x 4.11m plus bay window)

This lovely light and airy reception room has a large uPVC bay window which enjoys a pleasant aspect to the front over the garden. There is a marble fireplace surround with gas fire and central heating radiators and a further uPVC double glazed window to the side elevation.

Dining Room

16'0" x 11'11" (4.88m x 3.63m)

This spacious reception room has a chimney breast with inset electric stove effect fire, a central heating radiator, picture rail and uPVC double glazed window.

Kitchen

11'4" x 10'3" (3.45m x 3.12m)

Fitted with a range of wall, base and drawer units with working surfaces over and tiled splash back. There is an integrated oven, induction hob with extractor hood over, space and plumbing for a washing machine and dryer, space for a tall fridge freezer. Also having laminate flooring, a central heating radiator and uPVC double glazed windows to both side and rear elevations. The kitchen also has an external door.

Bedroom

11'11" x 12'11" (3.63m x 3.94m)

This lovely double bedroom has a range of fitted wardrobes to one wall with storage units above, a central heating radiator and uPVC double glazed window.

Bedroom

11'3" x 12'9" (3.43m x 3.89m)

Another lovely double bedroom with double fitted wardrobe, a central heating radiator and uPVC double glazed window.

Bedroom

11'5" x 9'10" (3.48m x 3.00m)

Another good double also having fitted wardrobes with storage units above, a central heating radiator and a uPVC double glazed window.

Bathroom

The bathroom has tiling to the walls and floor, bath with central mixer tap and hand shower attachment, separate shower enclosure, low flush WC and vanity sink unit. There is also a uPVC double glazed window.

OUTSIDE:

A gated tarmac driveway provides off road parking for 3/4 vehicles and leads to a single detached garage which has internal power and a side entrance door. There are well established mature gardens to front, side and rear which provide privacy and are well stocked with a variety of shrubs, plants and hedging. A flagged path gives access to 3 sides and there are two private flagged patio areas to the front and side.

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 New North Road and proceed through the traffic lights into Halifax Road. Take a left turning into Hungerford Road and proceed to the top, here cross over the road into Occupation Road. Continue along this road and the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

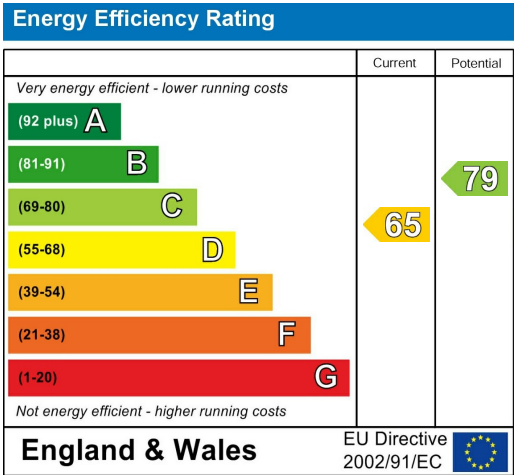
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MORTGAGES:

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.

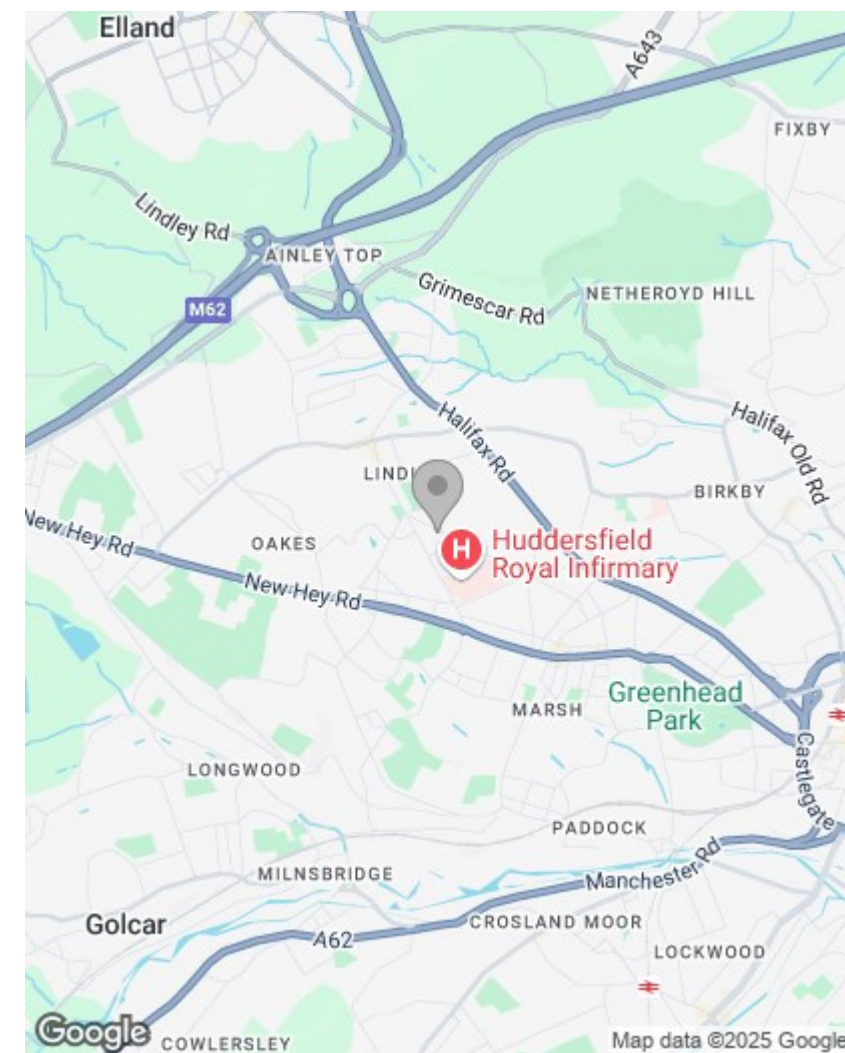
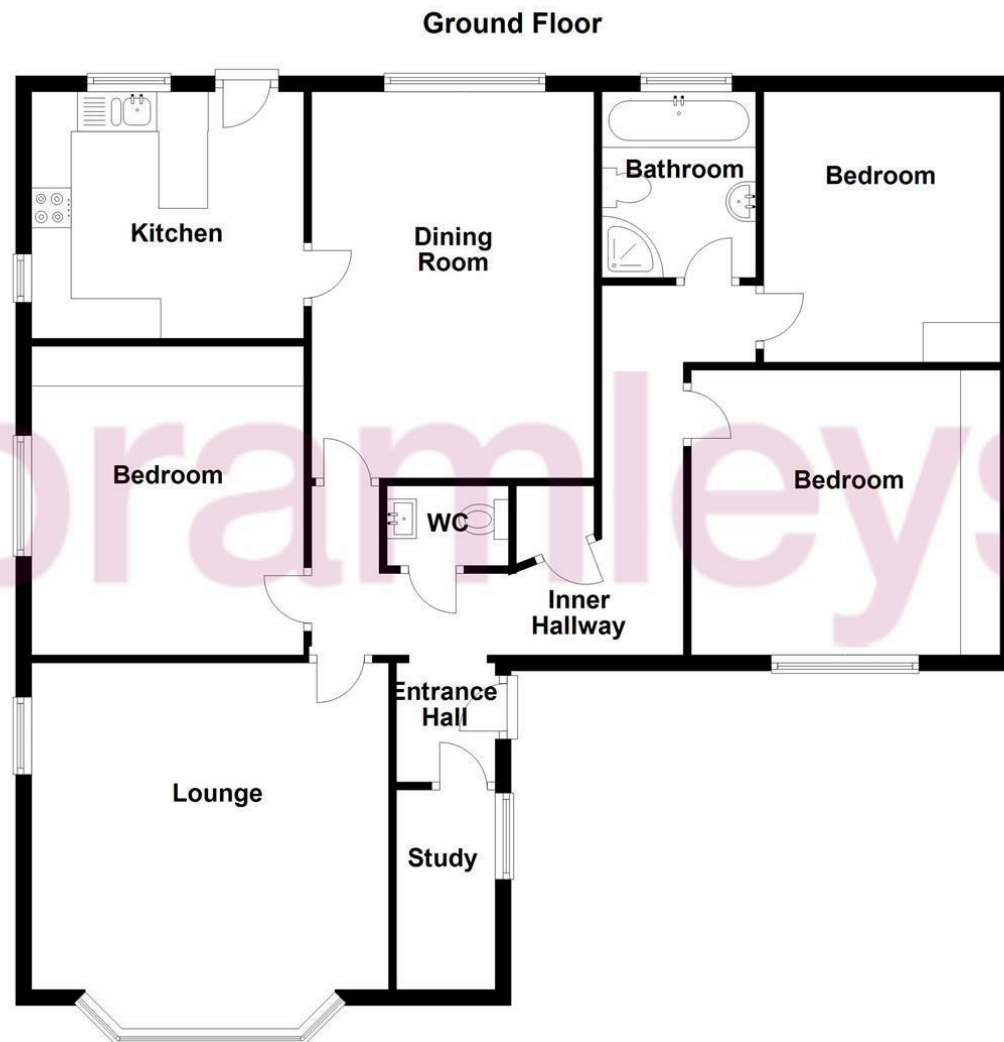
ONLINE CONVEYANCING SERVICES:

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.









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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