



14 Church Avenue, Crosland Moor, Huddersfield, HD4 5DF

£90,000

bramleys



This front terraced property, is situated in this popular residential location, approximately 1.5 miles from Huddersfield town centre.

The property provides spacious accommodation across 4 levels and would make an ideal purchase for the first time buyer or investor buyer alike.

Having gas fired central heating and uPVC double glazing, the property has a separate dining kitchen, lounge, double bedroom to both first and second floor, together with a first floor bathroom. Externally there is small garden to the front.

Energy Rating: C



GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Vestibule

Lounge

16'0" x 12'8" (4.88m x 3.86m)

Having a uPVC double glazed window to the front, central heating radiator, wood effect laminate flooring, picture rail decor and fireplace with marble effect hearth and backdrop.

LOWER GROUND FLOOR:

Dining Kitchen

16'11" max x 16'0" (5.16m max x 4.88m)

Fitted with a matching range of modern wall and base units with laminated work surfaces and part tiled walls. There is an electric cooker point with overhead extractor fan and light, plumbing for a washing machine, inset stainless steel sink unit with side drainer and a uPVC double glazed window.



FIRST FLOOR:

Landing

Bedroom

16'0" x 10'11" (4.88m x 3.33m)

Having a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead shower. There is a central heating radiator, uPVC double glazed window and part tiling to the walls.

SECOND FLOOR:

Bedroom

19'0" x 9'3" (5.79m x 2.82m)

Having a central heating radiator, Velux window and access to the eaves storage.



OUTSIDE:

To the front there is a garden area.

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 Manchester Road and at the traffic lights at Crosland Moor bear left onto Blackmoorfoot Road. Proceed to the traffic lights and turn left into Park Road, continue along Park Road and take the second left hand turning into May Street. Church Avenue can be found as a turning on the left and the property can be identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

A

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.



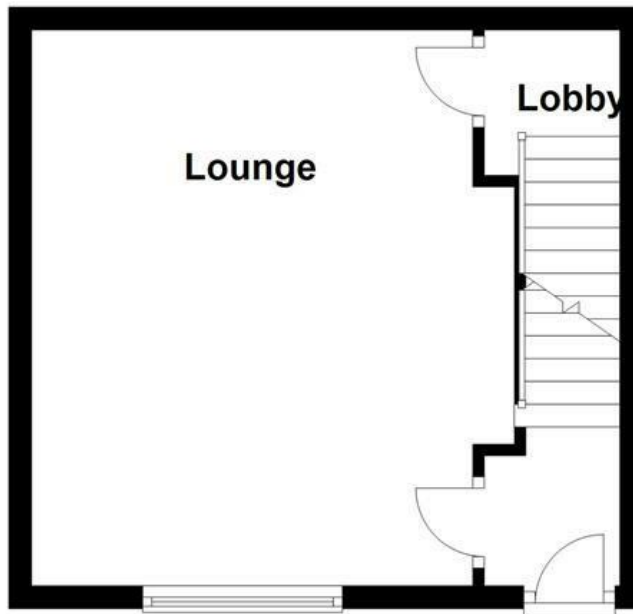
Basement



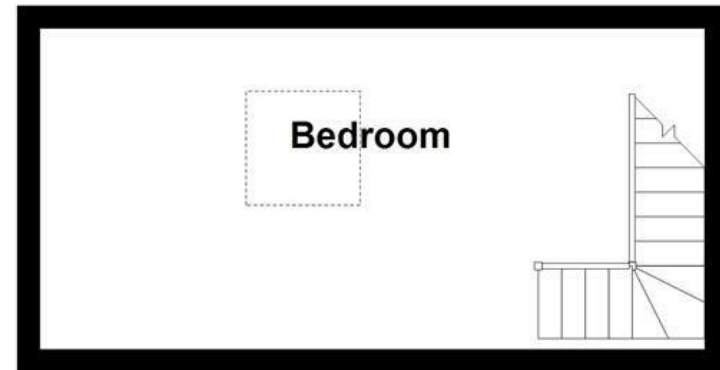
First Floor

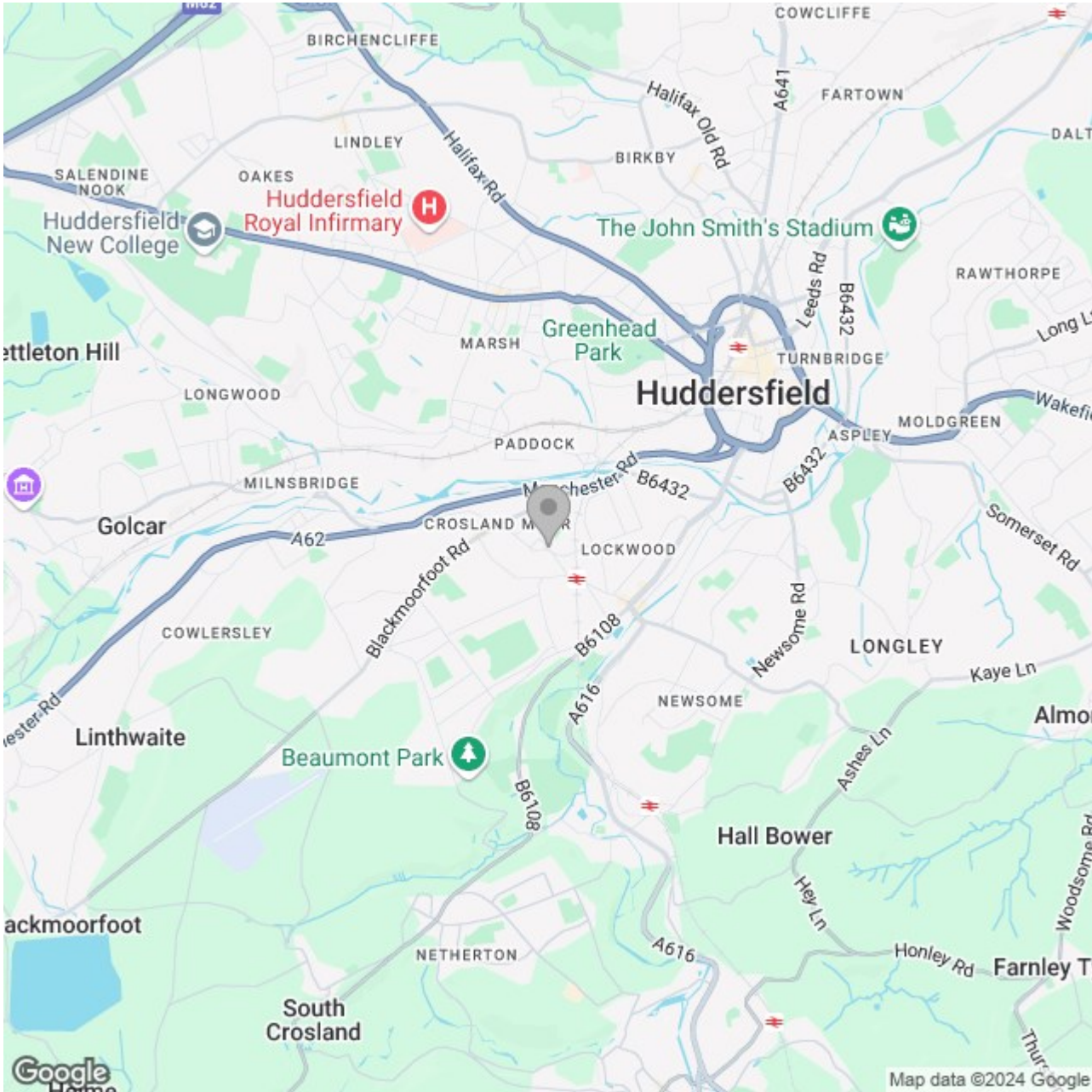


Ground Floor



Second Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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	

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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