



9 Regent Road, Kirkheaton, Huddersfield, HD5 0LW

£229,950

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This tidy 2 bedroom semi-detached true bungalow is offered for sale with NO VENDOR CHAIN and VACANT POSSESSION. Enjoying FAR REACHING VIEWS to the rear and having a surprising amount of storage within the lower ground floor GARAGE/WORKSHOP and attic space. Having accommodation comprising: entrance hall, lounge, 2 double bedrooms and 3 piece bathroom, the property lends itself to being extended both to the rear and within the attic space (subject to all necessary consents). Having a lawned garden to front, driveway providing off road parking and good size lawn to rear. The property has had an electrical upgrade within recent years, along with a new roof, uPVC double glazing and has a serviced central heating boiler. Conveniently situated for access to the M62 and M1 motorway networks, well regarded local schooling and amenities within the village.

Energy Rating: E



GROUND FLOOR:

Entrance Hall

A uPVC entrance door gives access to a long hallway which has laminate flooring, a central heating radiator, built-in cupboard with shelving and access to the loft space via a pull down ladder.

Lounge

12'11" x 14'10" max into bay (3.94m x 4.52m max into bay)

This room also has laminate flooring, a fireplace surround with inset electric fire and tiled interior. There is also a central heating radiator, uPVC double glazed bay window and a feature diamond shaped window to the front.

Kitchen

10'4" x 10'4" ext to 13'4" (3.15m x 3.15m ext to 4.06m)

Having a range of wall cupboards, base units and drawers

with working surfaces over, part tiled walls, laminate flooring, stainless steel sink unit, space and plumbing for a washing machine and space for a tall fridge freezer an electric cooking point. The kitchen has uPVC double glazed windows one of which enjoys distant views over the rear garden and a timber and glazed door leads to a rear porch.

Bedroom 1

11'3" x 13'0" (3.43m x 3.96m)

A good size double with a central heating radiator and uPVC double glazed window to the front elevation.

Bedroom 2

10'7" x 8'7" (3.23m x 2.62m)

Another double room with a central heating radiator and uPVC double glazed window to the rear which enjoys far reach distant views.

Bathroom

This spacious bathroom has tiling to the walls and floor, panelled bath with mixer shower attachment over and screen and low flush WC, pedestal wash hand basin, chrome ladder style radiator and uPVC double glazed window.

Loft Room

This space is accessed via a pull down ladder from the hallway. Providing useful storage space and having an interior light. This room offers further potential to be converted subject to all necessary consents.

OUTSIDE:

To the front is a gated tarmac driveway which provides off road parking and continues down the side of the property. There is a lawn to the front with hedging on the perimeter which provides privacy from the roadside. There are wrought iron railings and a couple of steps to the front entrance door.





The rear garden is gravelled with lawned section to the back and planted borders and hedging. Distant far reaching views can be enjoyed from the rear of the property. Underneath the bungalow is a useful garage/workshop area which houses the central heating boiler. Underneath the rear porch is additional storage.

Garage/Workshop

15'7" x 8'9" (4.75m x 2.67m)

Having timber double doors, internal power/lighting and workbench. An internal door leads to the boiler room.

Boiler Room

10'7" x 10'5" (3.23m x 3.18m)

Housing 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 on the A629 Wakefield Road. Passing through the traffic lights at Aspley, Moldgreen and Dalton and at the Waterloo traffic lights go straight ahead onto Wakefield Road and take the immediate left hand turning onto Waterloo Road. Continue to the end of Waterloo Road and at the mini roundabout take a right hand turning into Albany Road and then at the next mini roundabout go straight ahead into School Lane which then becomes St Marys Lane and then Shop Lane. Bear right onto Town Road which then becomes Heaton

Moor Road. Take a left hand turning onto Regent Road where the property can be found on the left hand side.

TENURE:

Leasehold - Term: 15 March 1962

Term : 999 years from 1 November 1961

Ground Rent: £7 10s 0d (approx. £7.50 per annum)

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.

VIEWINGS:

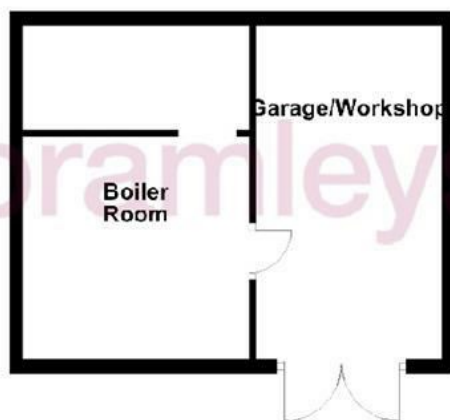
Please call our office to book a viewing 01484 530361.







Garage/Workshop & Boiler Room



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D	48	
(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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