



302 Vicarage Road, Longwood, Huddersfield, HD3 4HJ

£185,000

bramleys



This deceptive period terraced property is elevated from the roadside and enjoys views towards the Colne Valley. Providing 3 bedrooms, plus attic, the property retains many of the period features one would expect from a property of this age such as ceiling coving, picture rail décor, high ceilings and a useful lower ground floor cellar which provides additional storage/utility space. The accommodation briefly comprises:- entrance hall with feature entrance door and leaded panels, lounge enjoying views from the front, dining kitchen, lower ground floor cellar, first floor landing, 3 bedrooms and bathroom with roll top bath and antique reclaimed shower head, to the second floor there is a spacious attic room. Externally the property has a tiered garden to rear. Conveniently located for amenities and Huddersfield town centre and good access to the M62 motorway network.

An internal viewing is strongly recommended to appreciate the property on offer.

Energy Rating: TBA



GROUND FLOOR:

A feature timber entrance door with leaded glazed panel above gives access to the property.

Entrance Hall

With picture rail décor and a central heating radiator.

Lounge

13'1" x 11'0" (3.99m x 3.35m)

The lounge has an open fire set within the chimney breast, ceiling coving, a central heating radiator and uPVC double glazed window which enjoys a pleasant open view towards the Colne valley.

Dining Kitchen

12'7" x 14'7" (3.84m x 4.45m)

The kitchen has a range of base units with working surfaces over, sink unit, integrated dishwasher, space for a tall fridge

freezer and space within the chimney breast for a cooker.

There is a co-ordinating island unit, central heating radiator, uPVC double glazed window and external door. The kitchen gives access to the cellar.

LOWER GROUND FLOOR:

Cellar

14'6" x 13'3" (4.42m x 4.04m)

This useful cellar provides lots of additional storage and houses the central heating boiler. There is also plumbing for a washing machine.

FIRST FLOOR:

Landing

Having a central heating radiator and staircase rising to the attic room.

Bedroom

9'2" x 11'1" (2.79m x 3.38m)

Situated to the front of the property and enjoying views towards the Colne Valley. There is a central heating radiator and uPVC double glazed window.

Bedroom

12'8" x 8'2" (3.86m x 2.49m)

Situated to the rear, having a central heating radiator, wall mounted cast iron fireplace and a uPVC double glazed window.

Bedroom

12'6" x 5'11" plus recess (3.81m x 1.80m plus recess)

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



Bathroom

Furnished with a feature roll top bath with reclaimed antique shower fitting, a pedestal wash hand basin and low flush WC. There are part tiled walls, ceiling coving, a central heating radiator and uPVC double glazed window. We are informed that the plumbing/pipework from the bathroom leads up to the attic space to enable an en suite to be installed if required.

SECOND FLOOR:

Attic Room

20'8 x 14'6 (6.10m'2.44m x 4.27m'1.83m)

This spacious room has a Velux window and sky light, exposed beams to the ceiling, exposed floorboards and a central heating radiator.

OUTSIDE:

Stone steps lead up to the front entrance door. The rear garden is tiered with steps leading up to a stone outbuilding.

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), at Gledholt roundabout take a left hand turning into Gledholt Road. At the mini roundabout take a right hand turning into Heaton Road, follow the road till its conclusion. Turn right

into Church Street, at the roundabout take the third exit onto Longwood Road. Continue along this road which then becomes Vicarage Road, the property will be found on the right hand side, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

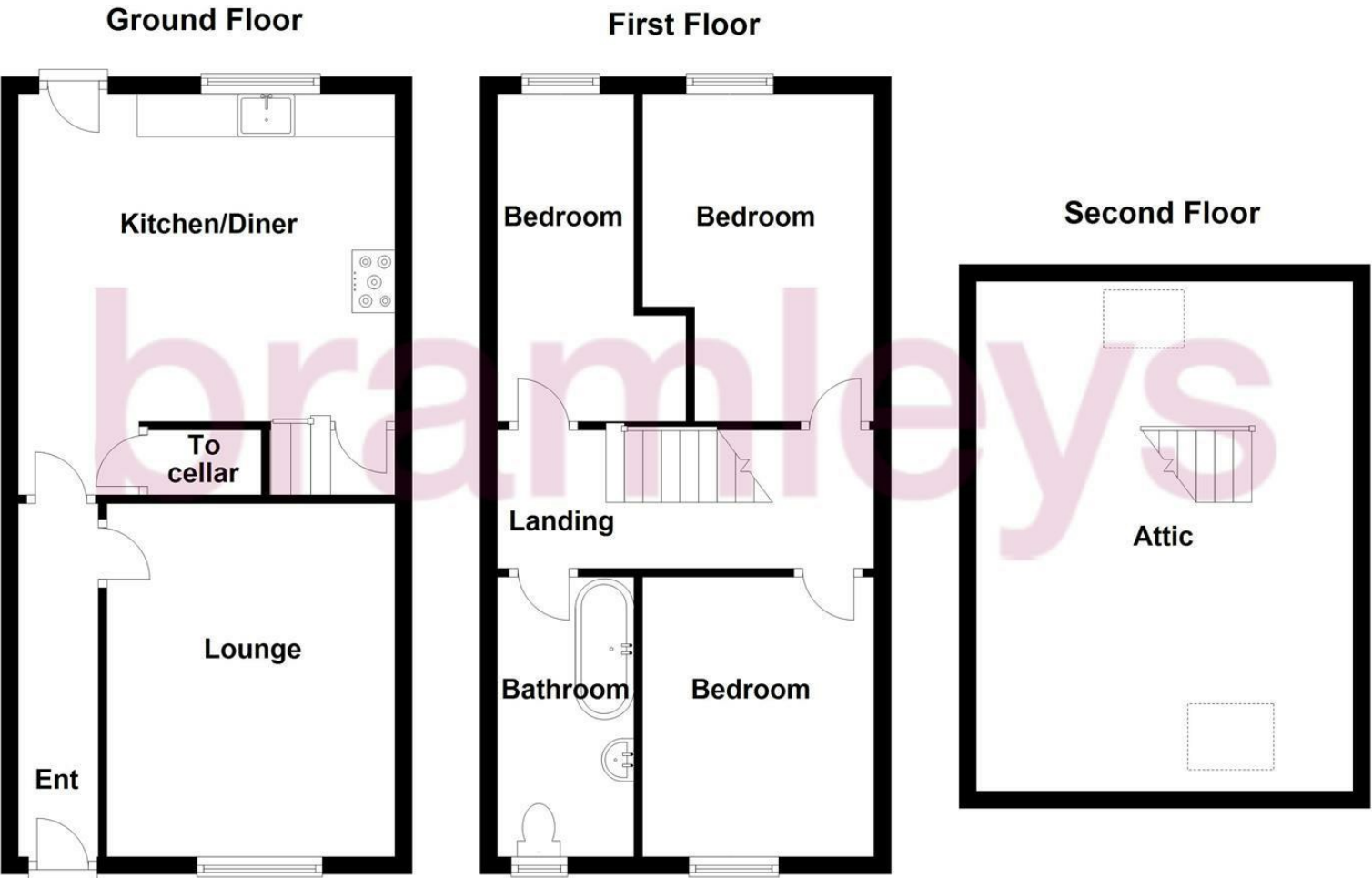
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







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

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