



33 Clough Lane, Paddock, Huddersfield, HD1 4UW

£125,000

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Only by internal inspection can one appreciate the deceptive nature of this three storey 1-2 bedroom, through terraced property. Tucked away on this quiet side road, with pleasant wooded aspect to the front and being an ideal purchase for a first time buyer/professional couple. The well presented accommodation comprises: entrance porch, inner hallway, lounge with feature gas stove, fitted kitchen, lower ground floor cellar which has been converted into a versatile room which could be utilised as a study/play room or utility as required. To the first floor, there is a double bedroom, box room (which has been partitioned off from the main bedroom) and a modern three piece bathroom. Also having a gas fired central heating system and uPVC double glazing.

VIEWING HIGHLY RECOMMENDED TO AVOID MISSING OUT!

Energy Rating: D



GROUND FLOOR:

Porch

A uPVC double glazed door opens to the entrance porch which has tiled flooring, uPVC double glazed windows. A uPVC double glazed door leads to the inner hallway.

Inner Hall

Having a central heating radiator and oak flooring leading into the living room. A staircase rises to the first floor.

Lounge

15'1" x 11'9" (4.60m x 3.58m)

This room has a large uPVC double glazed window, a feature gas stove with granite hearth and co-ordinating mantle, coving to the ceiling and a central heating radiator.

Kitchen

13'5" x 8'5" (4.09m x 2.57m)

Situated to the rear of the property, having two uPVC double

glazed windows, spotlights to the ceiling and oak style flooring. There is a range of base cupboards, drawers, worktops with splash-backs and matching wall cupboards. Integrated appliances include a split-level hob and oven with stainless steel extractor hood over. There is an inset stainless steel sink unit with mixer tap, plumbing for a dishwasher and a central heating radiator. A uPVC double glazed door gives access to the rear garden and a staircase leads down to the lower ground floor.

LOWER GROUND FLOOR:

Study/Play Room/Utility

13'6" x 14'0" (4.11m x 4.27m)

Currently utilised as a play room this versatile space would also make a great home office/utility/hobby room. Having uPVC double glazed windows to the front elevation (with fire escape route) along with inset downlights to ceiling, plumbing for a washing machine and two radiators. This room also houses the central heating boiler. A doorway leads to an under-stairs area.

FIRST FLOOR:

Landing

From the entrance hall a staircase rises to the first floor landing which has two uPVC double glazed windows to the rear elevation along with access to the loft space, which we are informed by the vendors is boarded. The landing is large enough to accommodate a dressing table if required.

Bedroom

10'7" x 10'0" (3.05m'2.13m x 3.05m'0.00m)

Situated to the front of the property, having a uPVC double glazed window and a central heating radiator. This double room has been partitioned off to create a second box room but can be put back to one large double room relatively easily.

Box Room

9'0" max x 5'7" max (2.74m'0.00m max x 1.52m'2.13m max)

This L shaped box room has been partitioned from the main



bedroom and works well as a nursery, home office or dressing room. There is a uPVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

Having a modern suite comprising low flush WC, hand wash basin with mixer tap over and a panelled bath with matching mixer tap and overlying electric shower unit. The walls are part tiled, there is tiling to the floor along with inset downlights to ceiling, storage area over the bulkhead, extractor fan and a vertically hung radiator. Additional light comes from the front elevation via a uPVC double glazed window.

OUTSIDE:

To the front of the property there is on-street parking (with permit) and a low maintenance, pebbled garden area with Astro Turf style grass. To the rear is a useful outhouse and steps lead up to a flagged/gravelled area and there is a further flagged seating area at the top of the garden with walled and fenced boundaries. A gate gives access to the rear.

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 at Marsh. Continue straight ahead onto Westbourne Road, after a

short distance turn left into Luck Lane and follow the road until the roundabout at Paddock. Take the second exit at the roundabout directly onto Clough Lane and proceed down the hill where the property will be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

A

MORTGAGES:

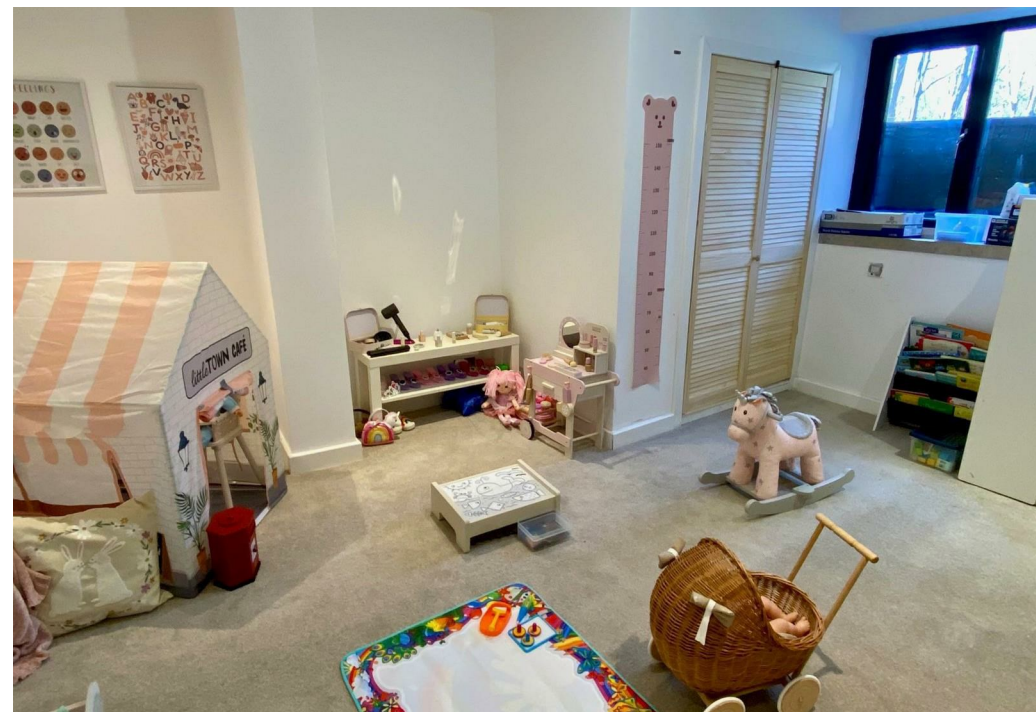
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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 on 01484 530361.







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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