



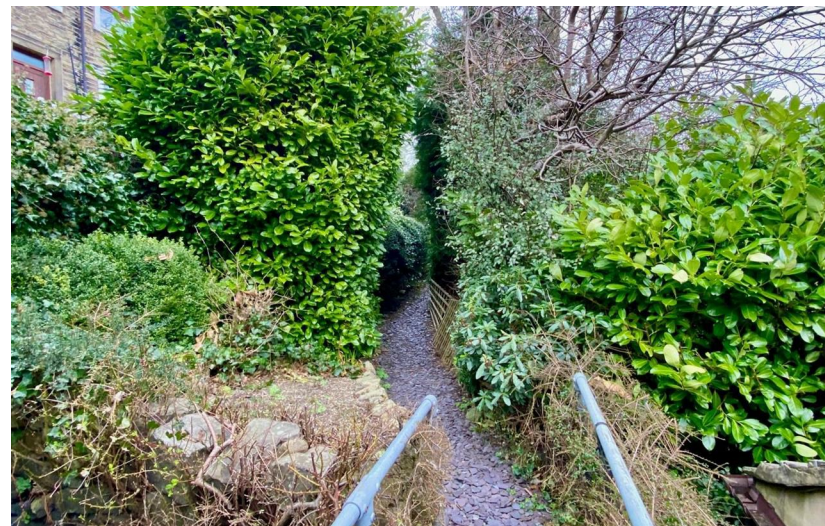
59 Handel Street, Golcar, Huddersfield, HD7 4AE

£195,000

bramleys

****STAMP DUTY COVERED BY VENDOR**** This delightful 2 bedroom semi-detached property with parking, offers deceptive accommodation over two floors and enjoys Distant Views to the rear. Having been refurbished by the current owner and enjoying mature private gardens which provide a good degree of privacy from the roadside at the rear. The property has uPVC double glazed windows, gas fired central heating and accommodation briefly comprising: entrance porch, entrance hall, 2 bedrooms (master bedroom with walk in wardrobe) and modern three piece bathroom and to the lower ground floor is a fitted kitchen and lounge with feature stone fireplace surround and rear porch. Externally there are private, well stocked gardens and rear path which gives access to a single detached garage.

Energy Rating: D



GROUND FLOOR

Porch

A uPVC entrance door gives access to the porch. A further glazed entrance door leads through to the hallway.

Hallway

Fitted with a central heating radiator and access to the loft. The loft has been insulated and has been part boarded for light storage, with an interior light.

Bedroom 1

11'5" x 8'5" (3.48m x 2.57m)

This double room has a walk-in wardrobe, painted exposed floor boards, a central heating radiator and a triple glazed window provides far reaching views.

Bedroom 2

10'1" x 6'0" (3.07m x 1.83m)

A second bedroom which is fitted with a central heating radiator and a uPVC double glazed window providing far reaching views.

Bathroom

Furnished with a three piece suite comprising of a bath with shower attachment over and screen, low flush WC and a pedestal wash hand basin. There are part tiled walls, a central heating radiator and a cupboard which houses the modern central heating boiler. There is also a uPVC double glazed window.

LOWER GROUND FLOOR:

Kitchen

14'6" x 6'9" (4.42m x 2.06m)

The kitchen has a range of wall and base units with working

surfaces over, sink unit, gas hob and integrated oven. There is space for an under counter fridge and space/plumbing for a dishwasher and washing machine.

Lounge

15'3" x 14'6" (4.65m x 4.42m)

Having feature beams to the ceiling, laminate flooring, a stone fireplace surround and uPVC double glazed window. A glazed door leads to a rear porch.

Rear Porch

The porch has uPVC double glazed windows, a tiled flooring, central heating radiator and uPVC external door to the side which leads to the rear garden.

OUTSIDE:

To the front of the property there is a flagged area which provides bin storage, together with a stone wall and gated access. Steps lead down the side of the property and further



steps lead down from the rear porch to a well stocked, private garden to side and rear with flagged patio area. There is storage beneath the rear porch and a timber shed to the side. A path at the bottom of the rear garden leads to a detached single garage (vehicular access from James Street).

Garage

The garage has an internal power supply and to the side of the garage is a further plot which could offer an additional off road parking space if required.

Please note, the garage is not on the title deeds. However, we hold paperwork which confirms that a defective title indemnity policy is in place which confirms the property has continued use of the land and garage.

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 (A62). Proceed through the traffic lights at Longroyd Bridge and continue under the railway viaduct. Proceed on the main road and take the right hand turning into Whitley Street (sign posted Milnsbridge). Follow the one-way system to the centre of Milnsbridge and at the traffic lights turn left into Scar Lane. Proceed along this road and turn left onto James Street, follow the road down and at the cross roads turn right into Carr Top Lane and proceed to the top

where Handel Street can be found as a turning immediately on the right.

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:

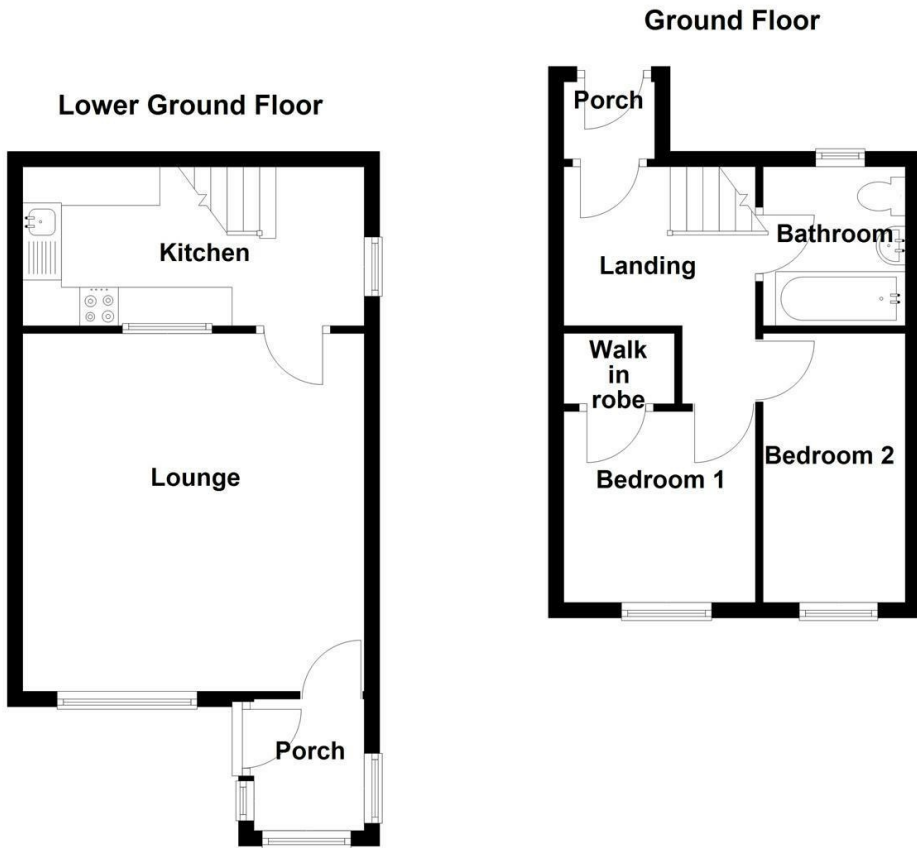
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	67	
(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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