



21 Wood Lane, Newsome, Huddersfield, HD4 6QG
£210,000

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NO UPPER CHAIN

This charming double fronted detached true bungalow, has a spacious entrance hall and offers 2 double bedrooms, along with 3 reception rooms including a conservatory to rear. Requiring full refurbishment and offering potential to create a home tailored to your own specification. Additionally, there is potential within the attic space, which could be converted into additional living space, subject to all necessary planning permissions and consents. Externally, the property benefits from a garage and driveway, gardens to front and rear (which require landscaping) garden store to the side and further additional storage underneath the conservatory which houses the central heating boiler.

Energy Rating: D



GROUND FLOOR:

Entrance Hall

The hallway has exposed timber floor boards, a central heating radiator and access to the loft via a ceiling hatch with timber pull down ladder.

Lounge

11'11" x 11'5" plus bow window (3.63m x 3.48m plus bow window)

With a feature semi-circular uPVC bay window. There is a central heating radiator, ceiling coving, wall light points and an Adams style fire surround with coal effect gas fire.

Bedroom

11'11" x 11'5" (3.63m x 3.48m)

Situated to the front of the property, this double room has exposed timber floor boards, a central heating radiator and uPVC double glazed window.

Kitchen

12'6" x 5'10" (3.81m x 1.78m)

With uPVC double glazed windows and external door leading out to the side. There are floor to ceiling tiled walls and a serving hatch through to the dining room. The kitchen has a range of base and wall cupboards, drawers, worktops, inset 1.5 bowl sink with side drainer and mixer tap, a gas cooker point, central heating radiator and access to a large pantry.

Pantry

12'6" x 5'10" (3.81m x 1.78m)

With a uPVC double glazed window and housing the fuse box.

Dining Room

12'5" x 11'11" (3.78m x 3.63m)

This well proportioned reception room, is situated to the rear of the bungalow. Having a central heating radiator, wall light points, a serving hatch from the kitchen and a stone fireplace with open grate and stone hearth. Twin timber and glazed doors give access to the conservatory.

Conservatory

10'1" x 9'1" (3.07m x 2.77m)

The conservatory is uPVC in construction with double glazed windows and has a door to the side which accesses the rear garden.

Bathroom

Having a uPVC double glazed window, pine panelled ceiling, tiled walls, a central heating radiator and three piece suite comprising bath with shower over, pedestal wash basin and low flush w.c.

Bedroom

11'11" x 11'11" (3.63m x 3.63m)

Situated to the rear of the bungalow this double room has a uPVC double glazed window looking out over the garden. There is a central heating radiator and a picture rail.



LOFT:

20'9" approx x 15'2" approx (6.32m approx x 4.62m approx)

With a dormer window to the front and 2 sky light windows to rear, it provides useful additional storage space and also offers the potential to be converted (subject to local planning consents)

OUTSIDE:

To the front of the property, there is a lawned garden which is bordered by trees, flowers and shrubs. There is a pathway to the right hand side of the bungalow which also leads across the front giving access to the front door. The pathway continues down the right hand side and is bordered by shrubs and leads to the rear garden. To the rear there is a predominantly lawned garden with a lovely magnolia tree. Beneath the conservatory there is a useful store with a further external store adjacent to the pantry. There is also a driveway to the left hand side of the property, which provides off road parking and in turn gives access to an attached garage.

Boiler Room

Located underneath the conservatory, this useful room houses the central heating boiler and provides additional storage space.

Garage

14'7" x 8'4" approx (4.45m x 2.54m approx)

Accessed via an up and over door.

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 Chapel Hill (A616). At the traffic lights turn left into Colne Road, follow the one way system onto Firth Street and turn right onto Kings Bridge Road. At the traffic lights go straight ahead into Newsome Road, turn left onto Whitegate Road and then left onto Wood Lane where the property can be found on the left hand side.

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:

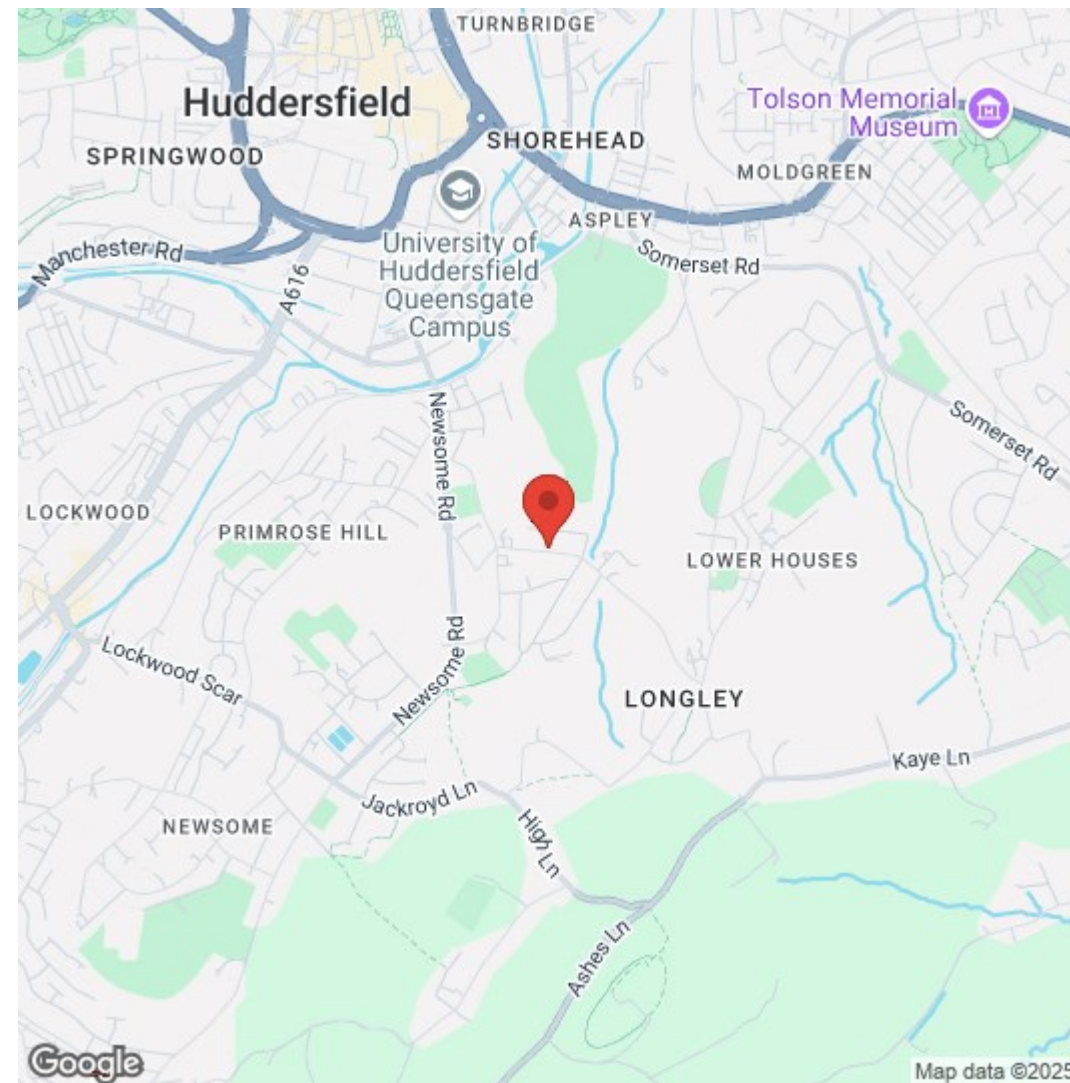
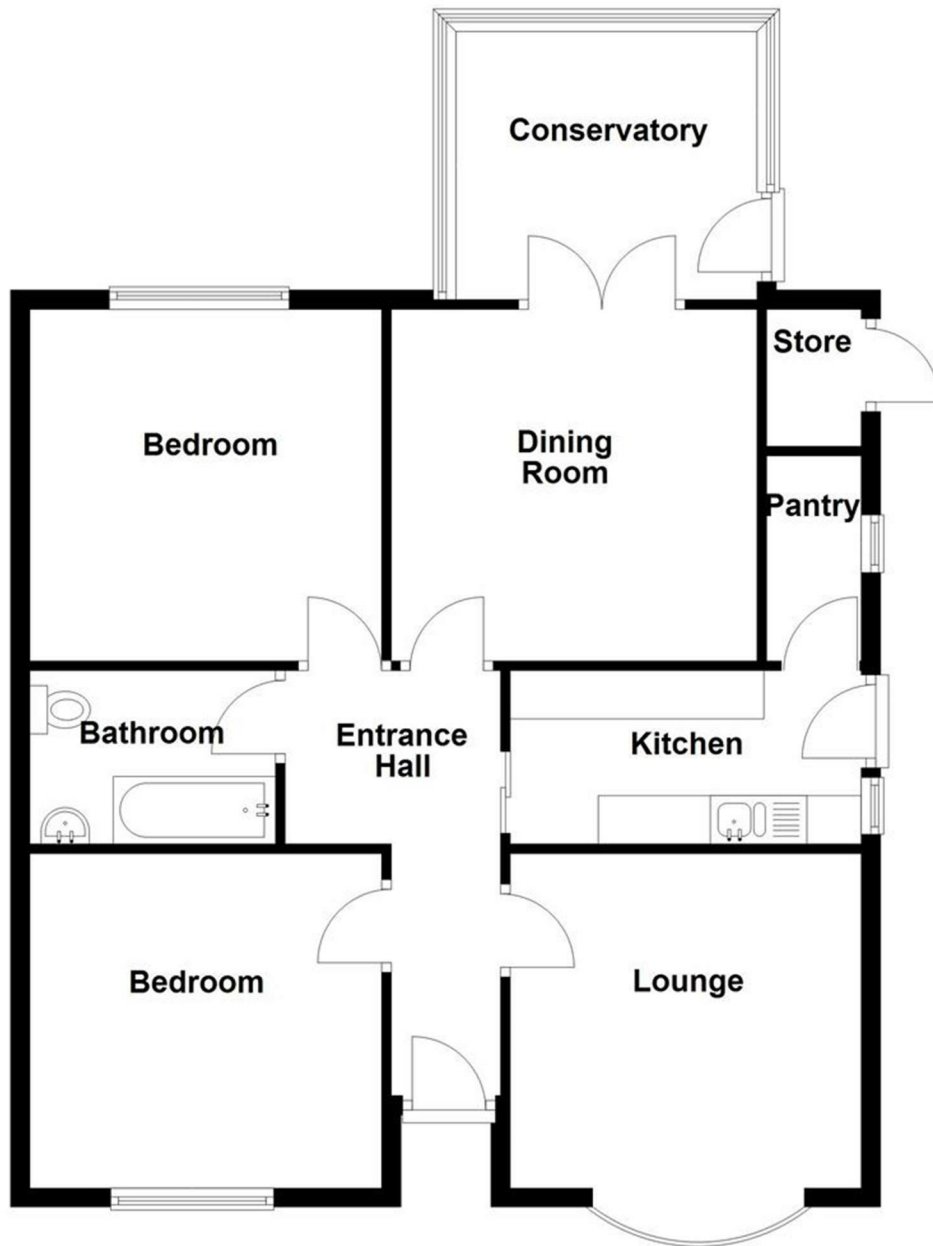
Please call our office to book a viewing on 01484 530361.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



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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