



18 Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 0HH
£210,000

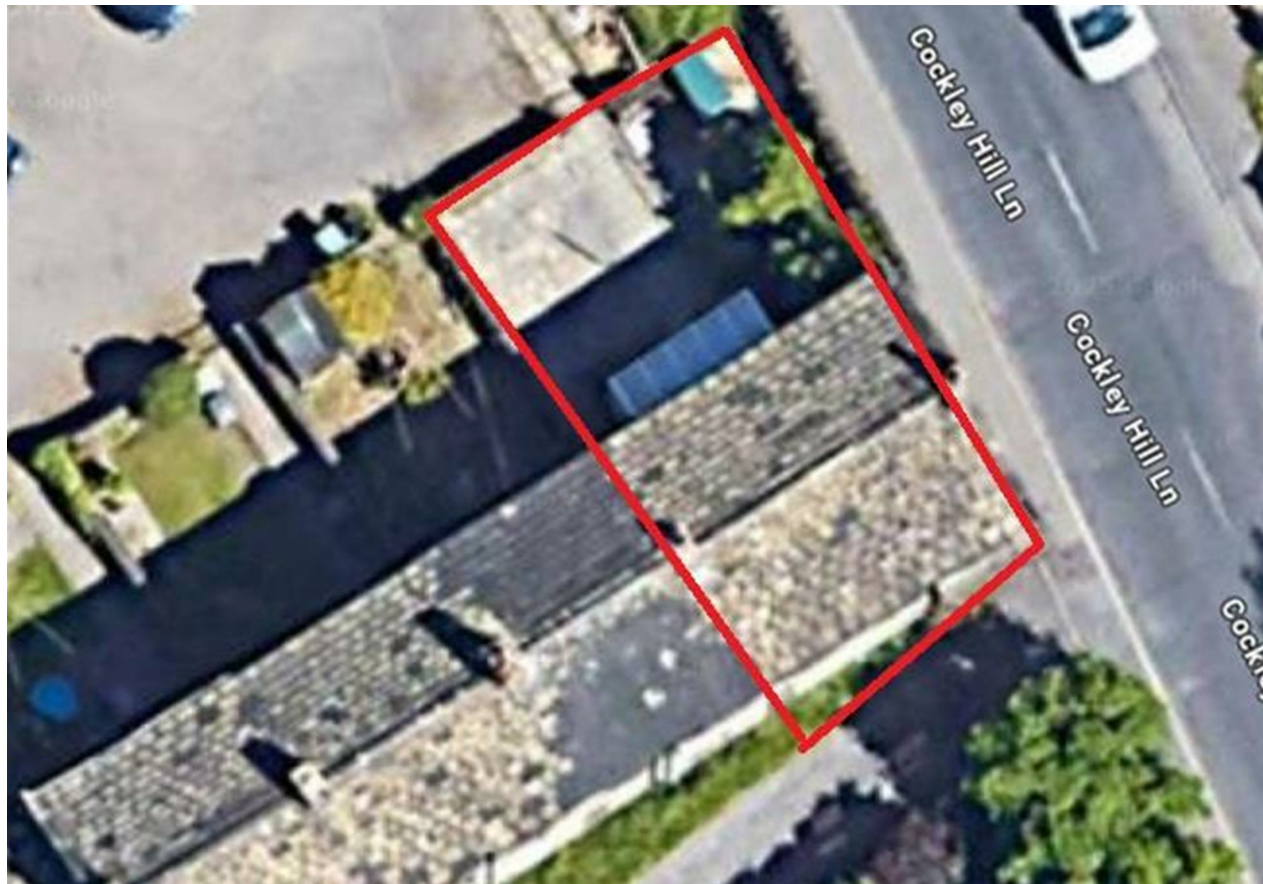
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This double fronted 2 bedroom 2 bathroom end terraced cottage is larger than the neighbouring properties and with some re-configuring could be altered on the first floor to create a 3rd bedroom if required.

Having no vendor chain and vacant possession. The property has uPVC double glazing, gas fired central heating and accommodation comprising:- ground floor conservatory, breakfast kitchen, lounge and bathroom, first floor landing, 2 bedrooms and a large wet room shower. Externally, there is a patio garden to the front and there is the option to purchase a piece of land adjacent which could provide off road parking facilities if required.

Situated within walking distance of local amenities, schools and public transport, together with access to both the M1 and M62 motorway networks.

Energy Rating: D



GROUND FLOOR:

Conservatory

11'11" x 4'11" (3.63m x 1.50m)

Being uPVC in construction and having French doors to the front. A timber door gives access to the kitchen.

Kitchen

11'7" x 10'9" (3.53m x 3.28m)

Having pine cladding to the walls and ceiling, the kitchen is fitted with a range of wooden wall and base units with tiled work tops. There is an inset sink unit with mixer tap, integrated oven, gas hob with extractor hood over and a uPVC double glazed window and space/plumbing for a washing machine,. There is also a pantry storage area off the kitchen which also gives access to the bathroom.

Bathroom

Having part tiled walls and furnished with a three piece suite comprising bath, pedestal wash

hand basin and low flush WC. There is also a central heating radiator and uPVC double glazed window.

Lounge

17'9" max x 10'10" (5.41m max x 3.30m)

This good sized reception room has a brick fireplace with gas fire, open staircase rising to the first floor with understairs store cupboard, a central heating radiator and double glazed windows to both front and rear elevations.

FIRST FLOOR:

Landing

Having a loft hatch, a central heating radiator and a uPVC double glazed window.

Bedroom 1

13'7" x 8'7" (4.14m x 2.62m)

This room has access to the wet room and has two uPVC double glazed windows and a central heating radiator.



Wet Room

Having wet room flooring, a walk-in open shower with fitted seat, low flush WC and a pedestal wash hand basin. There are tiled walls, a uPVC double glazed window and a cupboard which houses the modern central heating boiler.

Bedroom 2

18'2" x 9'3" (5.54m x 2.82m)

This spacious double room has a bulkhead, laminate flooring, a central heating radiator and 2 uPVC double glazed windows.

OUTSIDE:

There is a gated flagged patio garden to the front with raised flowerbed and tree, off road parking can be found in front of the garden.

Please note, we are also marketing a piece of land which is opposite the front garden (available by separate negotiation). This area could provide additional off road parking for 3/4 cars (depending on vehicle size).

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 Wakefield Road (A629) and proceed through the traffic lights at Aspley and Moldgreen. On reaching the traffic lights at Dalton turn left into Dalton Green Lane, turn

right onto Albany Road and proceed onto School Lane which in turn becomes St Mary's Lane and then Shop Lane. Follow the road round to the right into Town Road and turn right onto Cockley Hill Lane. The property can be found on the right hand side within the courtyard.

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.

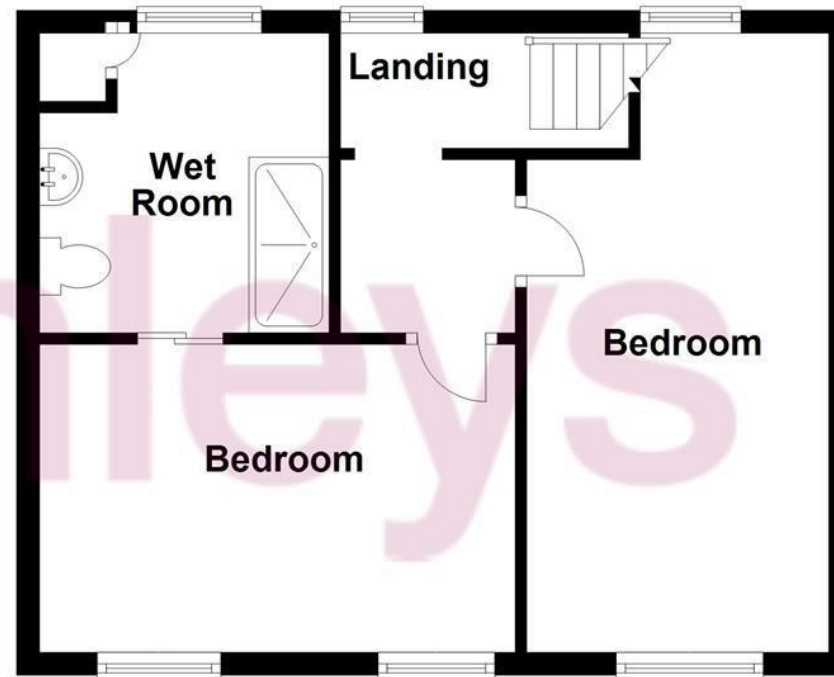




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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