



34 Heaton Drive, Kirkheaton, Huddersfield, HD5 0LN

£279,000

bramleys





### NO UPPER CHAIN

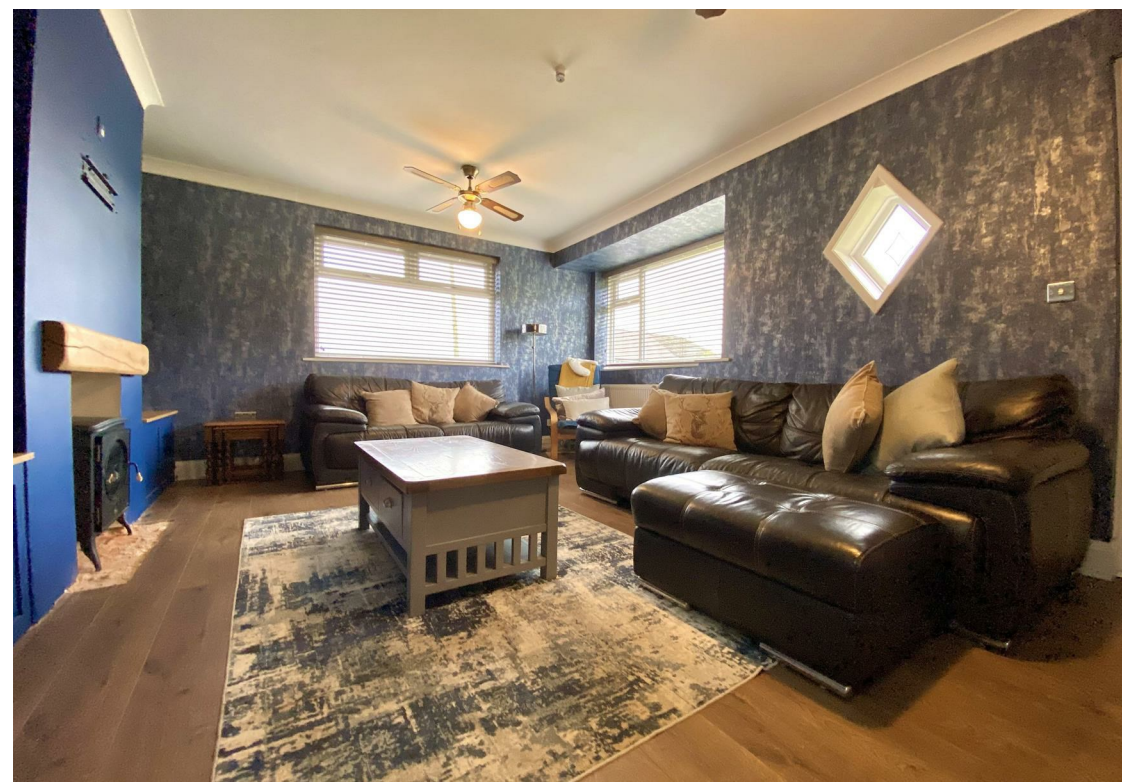
Situated in the sought after area of Kirkheaton, Heaton Drive presents a charming semi-detached dormer bungalow that is perfect for both growing families and first-time buyers alike. The property boasts 2 good sized reception rooms, as well as 3 well proportioned bedrooms (one to ground floor), all providing ample space for comfortable living.

The property has recently been updated by the current owners to provide a smart heating system, new radiators throughout and Neff integrated appliances within the kitchen.

Internally, the accommodation comprises: Lounge, inner hallway, kitchen, dining room, bedroom and modern bathroom. To the first floor there are 2 bedrooms and a separate WC.

Set on a generous corner plot, the property features a sizeable front garden that enhances its curb appeal and offers a lovely outdoor space, together with a driveway which provides off-road parking for multiple vehicles.

Energy Rating: C



## GROUND FLOOR:

Enter the property via an external door into:-

### Lounge

14'6" max x 17'0" (4.42m max x 5.18m)

A generous sized room enjoying natural light via 2 uPVC double glazed windows to the front and side elevations with a further diamond shaped window to the front. There is also central heating radiator and space for a fire.

### Inner Hallway

### Kitchen

11'6" x 10'2" (3.51m x 3.10m)

A modern kitchen comprising a range of wall, drawer and base units with laminate work surfaces, matching upstands and a composite sink, drainer unit and an instant hot water tap. Neff integral appliances include a 4 ring induction hob with oven and extractor hood over, a shoulder level double oven, dishwasher and fridge freezer. There is also a useful storage cupboard currently used as a pantry, a central heating radiator, a uPVC double glazed window to the side elevation and an external door leading to the rear porch.

### Dining Room

10'0" x 9'8" max (3.05m x 2.95m max)

Fitted with a central heating radiator, a uPVC double glazed window to the rear elevation and stairs leading up to the first floor.

### Rear Porch/Utility Area

A good sized rear porch having wall and base units and space and plumbing for a washing machine and tumble dryer. There is a central heating radiator, uPVC double glazed windows to 3 sides and an external door leading to the rear garden.

### Bedroom

12'11" x 11'1" (3.94m x 3.38m)

There is a central heating radiator, built-in wardrobes with sliding doors and a uPVC double glazed window to the front elevation.

### Bathroom

Furnished with a 3 piece suit comprising of a low flush WC, pedestal wash hand basin and panelled bath with showerhead attachment. There is tiling to the full ceiling height, a heated towel rail and a uPVC double glazed obscure window to the rear elevation.

## FIRST FLOOR:







### Landing

Gives access to 2 bedrooms and the bathroom.

### Bedroom

16'5 x 6'2 with restricted head height (5.00m x 1.88m with restricted head height)

Having a central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom

13'3 x 6'1 (4.04m x 1.85m)

Fitted with a central heating radiator, a uPVC double glazed window to the rear elevation and a useful storage cupboard.



### WC

Furnished with a 2 piece suite comprising low flush WC and wash hand basin. There is also a uPVC double glazed window to the rear elevation.

### OUTSIDE:

To the front, the property benefits from a paved driveway providing off street parking for multiple cars together with a generous sized garden laid predominantly to lawn with a pathway. To the rear, there is a raised deck ideal for alfresco dining, a flagged patio area and steps leading down to a hardstanding for a shed.

### 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 after a short distance, take a left turn onto Dalton Green Lane. Turn right onto Albany Road, proceed

straight ahead at the 2 mini roundabouts and follow this road around before eventually taking the left turn onto Regent Road and then the next left onto Heaton Drive where the property can be found identified by the Bramleys for sale board.

### TENURE:

Leasehold - Term: 999 years from 03/11/1960 / Rent: £196

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### 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.





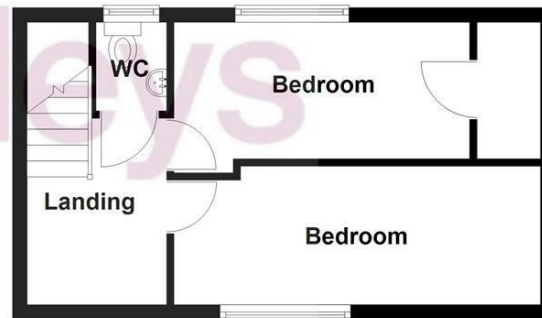




Ground Floor



First 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:

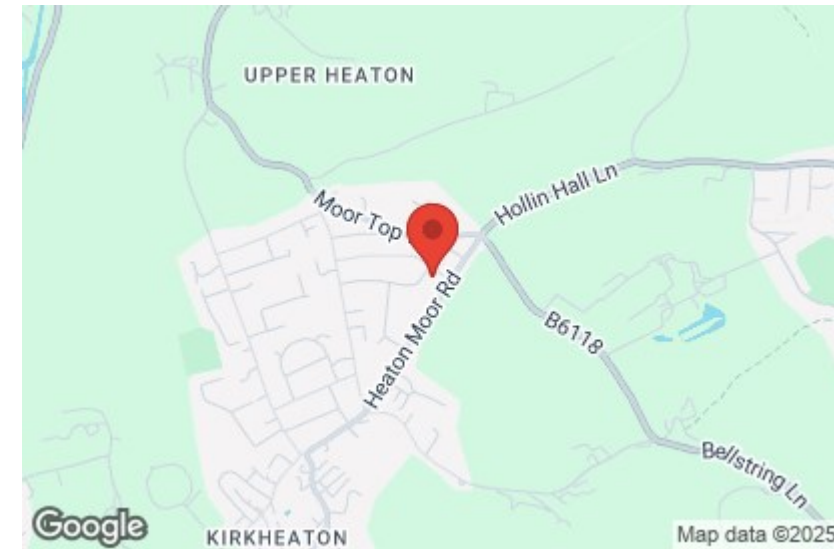
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

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

Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 84        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Huddersfield | Halifax | Elland | Mirfield

