1 Batley Street, Huddersfield, HD5 9ED

£85,000

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Located in the popular area of Moldgreen, this one-bedroom back-to-back end terrace house on Batley Street presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a delightful flagged patio area to the front and side, perfect for enjoying the outdoors.

Conveniently located, this home is just a stone's throw away from local amenities, ensuring that daily necessities are easily accessible. Additionally, the property benefits from excellent commuter links to Huddersfield town centre, making it an ideal choice for those who work or study in the area.

While the house is in need of modernisation, it offers a blank canvas for new owners to put their personal touch on it and create a space that truly reflects their style. With its potential and prime location, this property is a fantastic opportunity not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home in Moldgreen is well worth considering.

GROUND FLOOR:

Living Kitchen

12'7" x 12'2" (3.84m x 3.71m)

Living Area: An external door gives access into the living kitchen, having a central heating radiator, a uPVC double glazed window to the front elevation and stairs leading up to the first floor.

Kitchen Area (6'6 x 4'9): Having drawer and base units, laminate worksurfaces and a one and a half bowl stainless steel sink and drainer unit. There is space and plumbing for a dishwasher and fridge or freezer.

FIRST FLOOR:

Bedroom

13'10 x 9'5 (4.22m x 2.87m)

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

Bathroom

A three piece suit comprising of a low flush w.c, pedestal wash hand basin and panelled bath with showerhead attachment. There is tiling to the splashbacks, a central heating radiator and window to the front elevation.

OUTSIDE:

The property enjoys a flagged patio area which stretches down the side of the property.

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 on the A629 (Wakefield Road) passing through the traffic lights at Aspley and at the traffic lights in Moldgreen turn left into Broad Lane, second left into Church Lane and then left into Batley Street where the property will be found immediately on your left hand side.

TENURE:

Leasehold - Term: 999 years from 26.10.1865

Ground Rent : £4.11.0

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:

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MORTGAGES:

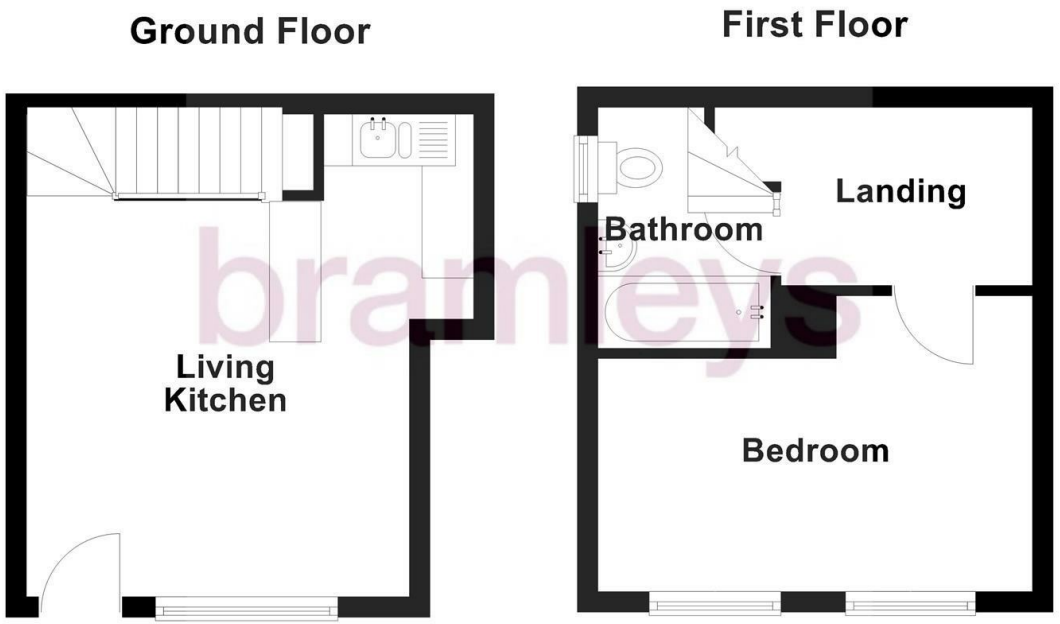
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

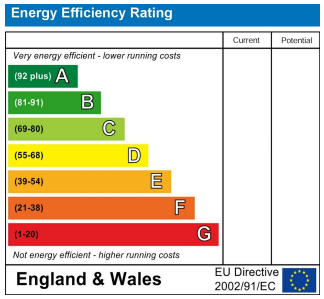
ONLINE CONVEYANCING SERVICES:

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