



56 Gisbourne Road, Bradley, Huddersfield, HD2 1SD
Offers Over £140,000

bramleys



This 3 bedroom semi-detached property, is offered for sale with NO VENDOR CHAIN.

The property enjoys a corner plot with gardens to three sides and requires an extensive programme of refurbishment which has been reflected within the asking price. Having uPVC double glazing and accommodation comprising: entrance hall, lounge, kitchen, utility/store room, first floor landing, 3 bedrooms (2 doubles 1 single), a modern 2 piece bathroom and separate WC.

Situated in this popular residential area of Huddersfield, approximately 3 miles from the town centre and a similar distance to Junction 25 of the M62, the property offers good access links to the major trading centres of West Yorkshire and East Lancashire readily accessible.

An internal viewing is highly recommended to appreciate the potential this property has to offer.

Energy Rating: F



GROUND FLOOR:

Entrance Hall

Having a timber and glazed entrance door, staircase to first floor with under-stair storage cupboard and a wall mounted gas heater.

Lounge

13'2" x 12'8" (4.01m x 3.86m)

Fitted with a fireplace surround and uPVC double glazed window.

Kitchen

10'3"x 12'8" (3.12mx 3.86m)

This good sized kitchen requires a completely new installation. however, is currently fitted with a wall mounted cupboard, open base unit with inset stainless steel sink unit, gas cooker point and plumbing for a washing machine. There is a built-in pantry and two uPVC double glazed windows to the side and rear.



Utility Room

10'3" x 6'0" (3.12m x 1.83m)

This useful store room/utility has a uPVC double glazed window and an external timber/glazed door.

FIRST FLOOR:

Landing

Having a uPVC double glazed window, access to the loft and a built-in airing cupboard housing the water cylinder.

Bedroom 1

11'4" x 10'4" (3.45m x 3.15m)

This double room is situated to the front, having fitted wardrobes and a uPVC double glazed window.

Bedroom 2

11'1" x 9'10" (3.38m x 3.00m)

Having laminate flooring, a built-in wardrobe and uPVC double glazed window.



Bedroom 3

8'3" max x 8'2" max (2.51m max x 2.49m max)

This single room has a bulkhead with storage above and a uPVC double glazed window.

Bathroom

Having a modern suite comprising vanity sink and bath with shower attachment over and screen. There are part tiled walls and a uPVC double glazed window.

Separate WC

Having a high flush WC and a uPVC double glazed window to the side.

OUTSIDE:

Enjoying a corner plot with gardens to three sides. There is a gravelled section to the front and lawns to side and rear. Please note the kerb to front has not been dropped.

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 Bradford road (A641) passing through the traffic lights at Hillhouse and Fartown. Continue along this road passing Asda supermarket and continue to Bradley Bar roundabout. Take the third exit only Bradley Road and continue passing the

steak house restaurant on the right hand side and then right into Alandale Road. Proceed along taking a right turn into Gisbourne Road and the property can be found on the corner on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

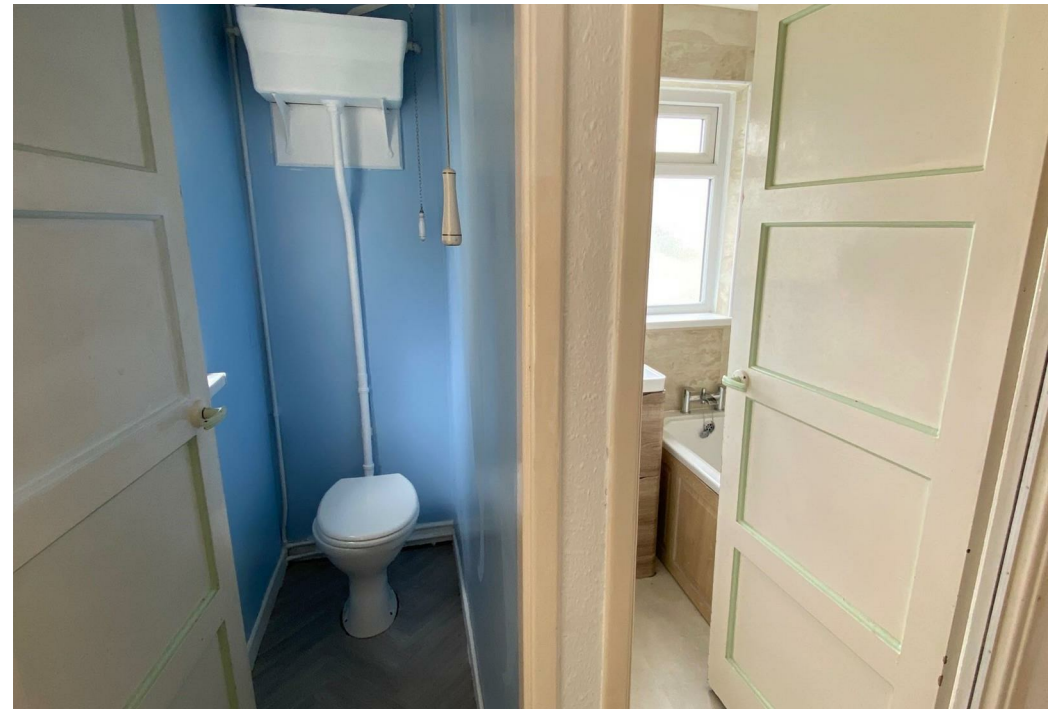
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MORTGAGES:

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	51
(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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