



18 Heath Close, Linthwaite, Huddersfield, HD7 5SX

£225,000

bramleys

Positioned at the end of a quiet cul-de-sac in sought after Linthwaite, this spacious 2 bedroom detached bungalow boasts breathtaking views over fields and open farmland to the rear. With vacant possession and no upward chain, this property offers a blank canvas and potential to put your own stamp on it.

Forming an ideal purchase for the first time buyer, downsizers or anyone looking for flexible, single level living.

Whilst the property does require a general programme of modernisation, the solid layout and peaceful setting offer the ideal base to create a lovely home.

Externally, the property provides a driveway, garage and gardens to three sides.

Energy Rating: D



GROUND FLOOR:

Enter the property through an external door.

Entrance Hall

With a central heating radiator, access to the loft.

Kitchen

8'9" x 8'10" (2.67m x 2.69m)

Fitted with a range of wall, drawer and base units with laminated work surfaces over, an inset stainless steel sink with side drainer and space and plumbing for a washing machine/dishwasher. There are tiled splashbacks, a central heating radiator, a uPVC double glazed window to the front elevation and an integrated 4 ring induction hob with extractor hood above.

Lounge

17'5" x 11'11" (5.31m x 3.63m)

A most spacious reception room which provides far reaching views across adjacent fields. There is a central heating radiator and a set of uPVC double glazed French doors with glazed side panels, provide access to the rear garden.

Bedroom 1

12'10" x 11'11" max (3.91m x 3.63m max)

With built-in wardrobes, a central heating radiator and uPVC double glazed window to the rear elevation which provides far reaching views over adjacent fields.

Bedroom 2

8'11" x 9'11" (2.72m x 3.02m)

With useful built-in wardrobes, a central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with showerhead attachment. There are fully tiled walls, a central heating radiator and a uPVC double glazed window to the front elevation.

OUTSIDE:

To the front of the property there is a garden with wall and shrub boundaries, off road parking for one vehicle via a driveway and attached garage.

To the side there is garden with shrub boundaries and a path which leads to the rear. To the rear of the property there is a garden with shrub and fenced boundaries, flagged patio area and far reaching views over adjacent fields.

Garage

With 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 Manchester Road (A62) passing through the traffic lights at Longroyd Bridge and continue along the main road passing through the traffic lights at Crosland Moor. Continue along the main road passing Milnsbridge on your right hand side and at the next set of traffic lights take the right hand fork into Cowlersley Lane. Follow this road climbing up the hill and passing Colne Valley High School on your left hand side and continue along this road which is now Gillroyd Lane. Take a left hand turning into Heights Drive and second left into Heath Close, where the property will be identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

D

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:

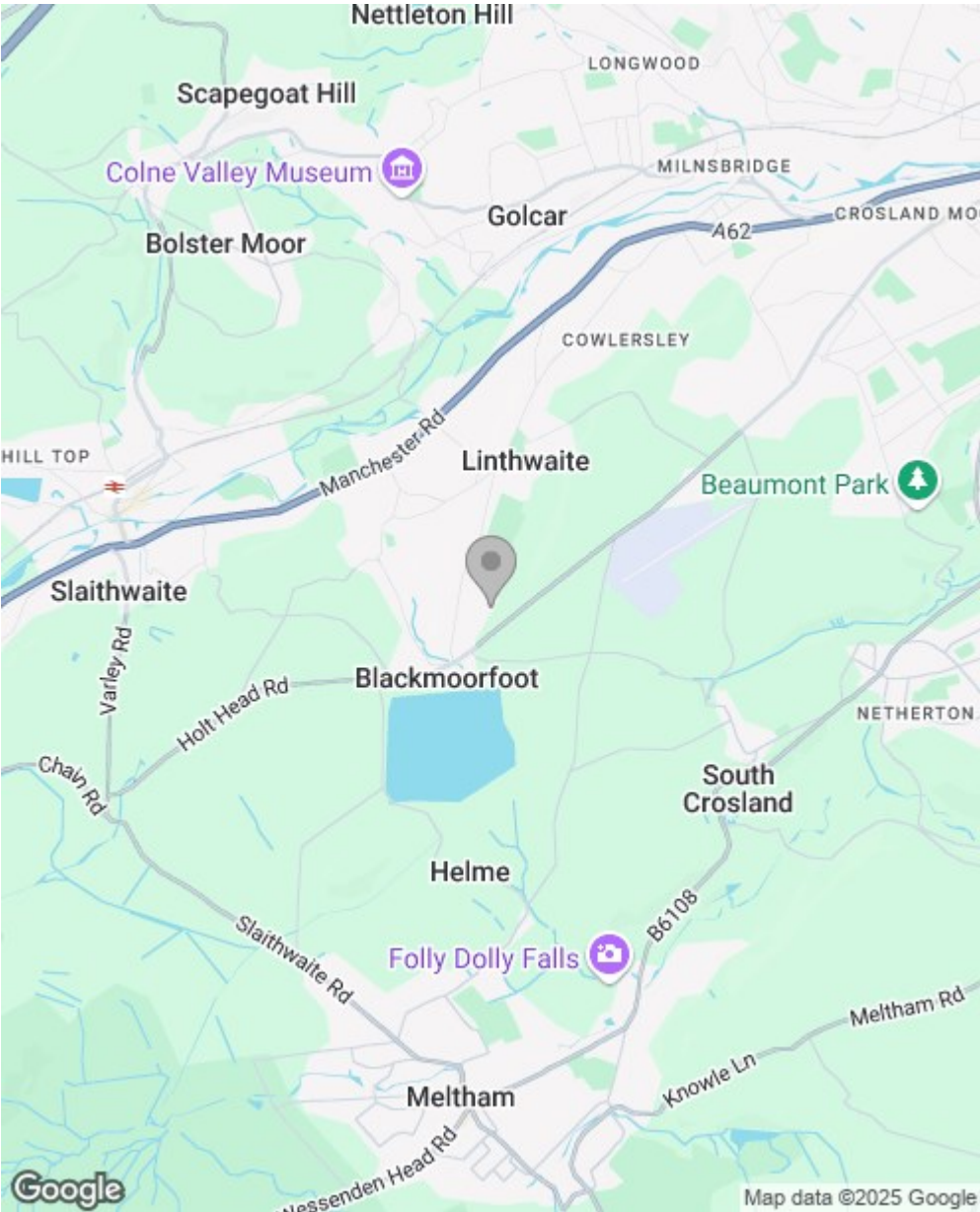
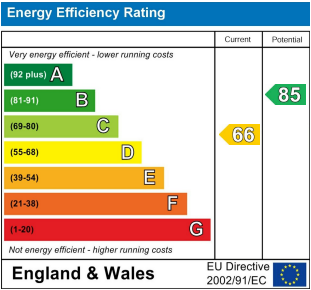
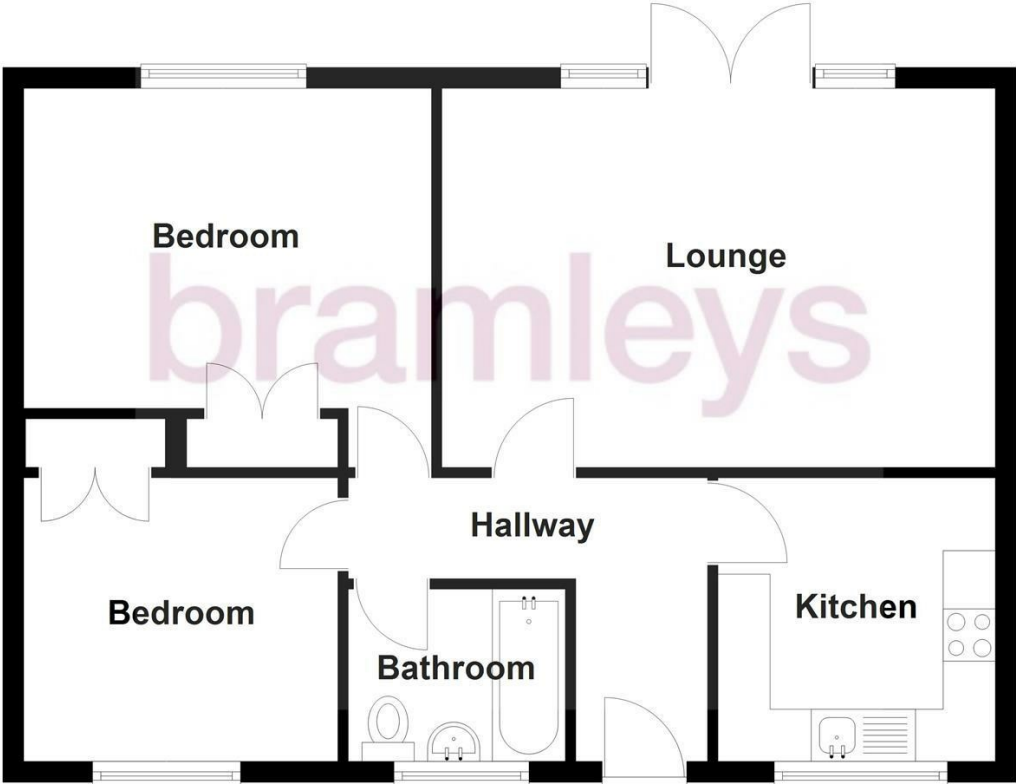
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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



Ground Floor



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

Huddersfield | Halifax | Elland | Mirfield

