



73 Warrenside, Deighton, Huddersfield, HD2 1LG

£210,000

bramleys



NO UPPER CHAIN

This well proportioned, 3 bedroom semi-detached property provides an ideal home for those with a young and growing family.

With well proportioned accommodation across two levels, as well as the added benefit of a spacious attic room which is ideal for storage. The property also has a modern fitted dining kitchen and good sized lounge.

Externally, there is ample off road parking to the front, a detached single garage to the side and a lawned garden to the rear.

Situated in Deighton, the property has good access links to the train station, Huddersfield town centre and the M62 motorway network.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC double glazed external door which gives access to:-

Entrance Hall

Which has a central heating radiator and wood flooring.

Lounge

16'3" x 12'4" max / 10'6" min (4.95m x 3.76m max / 3.20m min)

With a uPVC double glazed window to the front, central heating radiator, electric and pebble effect fire set into a fire surround and mantel. A timber and glazed access door leads through to the dining kitchen.

Dining Kitchen

17'1" x 20'3" max /15'3" min (5.21m x 6.17m max /4.65m min)

Fitted with a range of matching high gloss, wall and base units with wood block work surfaces, 5 ring gas hob with overhead extractor fan and light, split level oven and grill, plumbing for a washing machine, inset stainless steel sink unit with mixer taps and side drainer, central heating radiator, sunken LED lighting, uPVC double glazed window and French doors which give access to the rear garden. There is also a built-in pantry cupboard and side access door.

FIRST FLOOR:

Landing

With wood flooring and a uPVC double glazed window.

Bedroom 1

11'11" x 10'8" inc wardrobes (3.63m x 3.25m inc wardrobes)

Having full width fitted 8 door wardrobes with hanging and shelving facilities. There is also a central heating radiator and uPVC double glazed window.

Bedroom 2

12'9" x 9'7" max. measurements (3.89m x 2.92m max. measurements)

Situated to the rear of the property, having wood flooring, a uPVC double glazed window and a central heating radiator.

Bedroom 3

7'5" x 7'5" max inc bulkhead (2.26m x 2.26m max inc bulkhead)

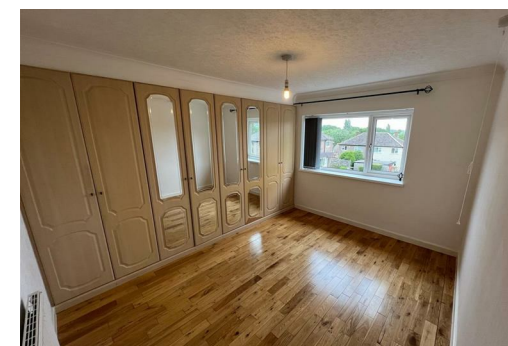
With wood flooring, a central heating radiator and a uPVC double glazed window.

Shower Room

Furnished with a 3 piece white suite comprising of a low flush WC, vanity wash bowl with drawer units beneath and a double width walk-in shower cubicle with rainwater head and additional hose. There is a glazed screen to the shower, uPVC double glazed window, matt black central heating radiator/towel rail and full tiling to both the walls and floor. The bathroom is fitted with matt black mixer taps and shower.

SECOND FLOOR:

A retractable ladder gives access to the second floor attic room.



Attic Room

With power and light points, a central heating radiator, low voltage lighting, Velux window and an access to the undereaves storage.

OUTSIDE:

To the front of the property there is a concrete patterned driveway and parking apron which extends to the side of the property and in turn the detached, larger than average single garage. To the rear there are lawned gardens, outside water tap, security lighting and garden store.

Garage

With an up and over door, power/light points and a private side access 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 Leeds Road (A62), continue along the main road for approximately 1½ miles, after passing the Leeds Road playing fields turn left at the traffic lights into Whitacre Street, continue over the mini-roundabout onto Deighton Road. At the next roundabout turn right onto Keldregate and then right into Greyfriars Avenue. Proceed to its conclusion and then turn left into Warrenside. After a short distance turn left into the cul-de-sac where the property will be identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

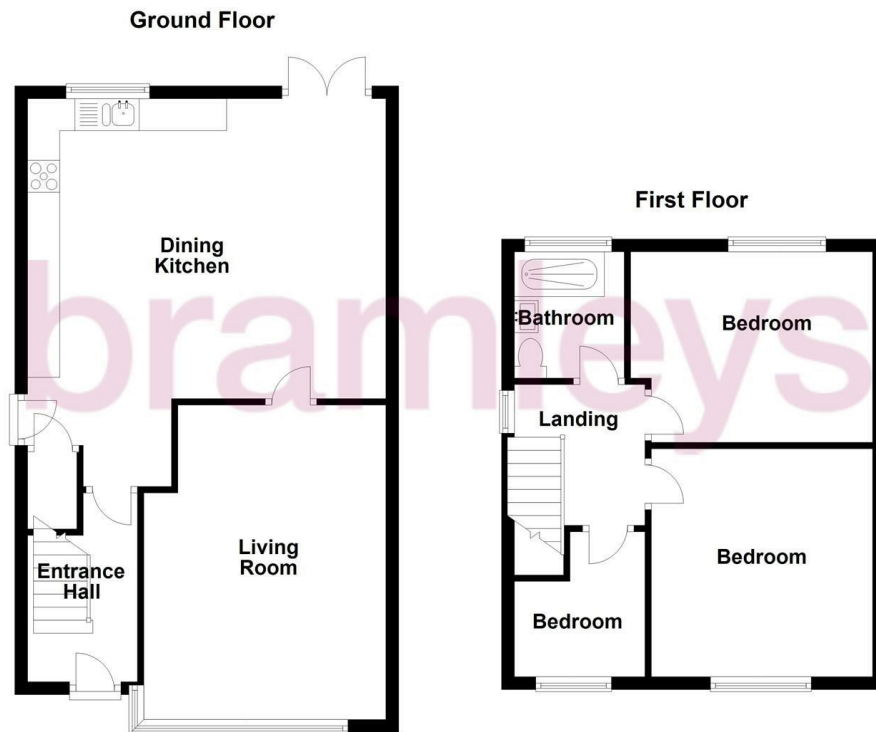
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

VIEWINGS:

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

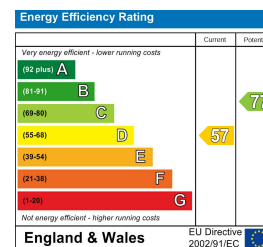


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



Huddersfield | Halifax | Elland | Mirfield

