

5a Garner Lane, Highburton, Huddersfield, HD8 0QX

Offers Over £350,000

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NO UPPER CHAIN

Set on an extensive plot with superb far reaching views, is this brick built 3 bed detached property. Situated in the highly desirable residential area of Highburton and positioned in a secluded position, on a private driveway.

The property provides an ideal opportunity for a potential purchaser to renovate and extend the property, to provide a most substantial family home. With first floor bedrooms, the property also has a spacious open lounge/dining room, kitchen, ground floor bedroom/dining room and bathroom.

Externally there is an integral garage, driveway and spacious gardens to 4 sides.

Requiring an early internal viewing to truly appreciate the position, potential and space that this property has to offer.

Energy Rating: TBA





GROUND FLOOR:

Enter the property through a timber and glazed external door into:-

Entrance Hall

With a built-in understairs storage cupboard, central heating radiator and an access through to the lounge/dining area.

Lounge/Dining Area

24'0" x 11'7" max (7.32m x 3.53m max)

A most spacious lounge/dining room which has uPVC double glazed windows to both side and rear, together with a French door giving access to the rear garden. There is also an electric coal effect fire set on to a slate hearth and backdrop, 2 central heating radiators, 3 wall light points and serving hatch through to the kitchen.

Kitchen

11'10" x 6'8" (3.61m x 2.03m)

Fitted with a range of matching wall and base units with laminated work surfaces and part tiled walls. There is an electric cooker point with overhead extractor fan and light, inset 1.5 bowl stainless steel sink unit with mixer taps and side drainer, a central heating radiator, built-in pantry cupboard and a sealed unit double glazed window to the front which provides a wooded outlook.

Bedroom 3/Dining Room

10'8" x 9'11" max (3.25m x 3.02m max)

With fitted two door wardrobes, central heating radiator and a secondary unit, double glazed window to the front overlooking the wooded outlook.

FIRST FLOOR:

Landing



Bedroom 1

12'0" max x 12'0" max (3.66m max x 3.66m max)

Having fitted 4 door wardrobes with hanging and shelving facilities, integral drawer units, a central heating radiator, 2 bedhead wall light points and a uPVC double glazed window to the side which provides a wooded outlook.

Bedroom 2

11'7" x 6'7" (3.53m x 2.01m)

With a central heating radiator and uPVC double glazed window to the side.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin and panelled bath with overhead Triton shower. There are part tiled walls, central heating radiator and uPVC double glazed window.

OUTSIDE:

The property sits on an extensive plot, with raised lawned areas to 3 sides, a driveway which provides off road parking and access to the garage. The gardens are enclosed by mature shrubs, trees and stone walling. Although it currently provides a peaceful outside entertaining space currently, the plot could provide an ideal canvas for the green fingered enthusiast.

Garage

17'9" x 13'3" (5.41m x 4.04m)

A door from the kitchen accesses the integral garage which also has an up and over door. There is also a stainless steel sink unit, hot/cold water supply, plumbing for a washing machine, windows to the side and rear, together with a rear private access door to the garden.

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 (A642). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights at Waterloo take the right hand lane into Penistone Road. Continue on the main road for approximately 2 miles, on reaching the traffic lights with the White Swan Inn turn left into Far Dene. Proceed up the hill which automatically becomes Town Gate. Garner Lane can be found as a turning on the right hand side, follow the

road road and the driveway to No.5a will be found on the left hand side.

Using the What3words app, the entrance to the drive can be found by inputting the following:
///avid.plotting.commutes

TENURE:

Freehold - please note, the title has not yet been registered electronically. However the sellers solicitors have confirmed that they hold the title deeds. So electronic registration will take place on completion of a sale.

COUNCIL TAX BAND:

D

MORTGAGES:

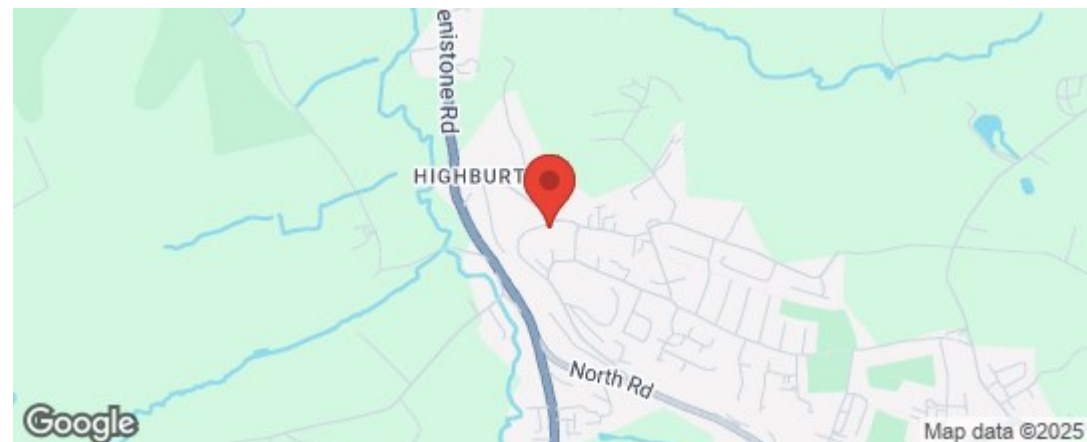
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

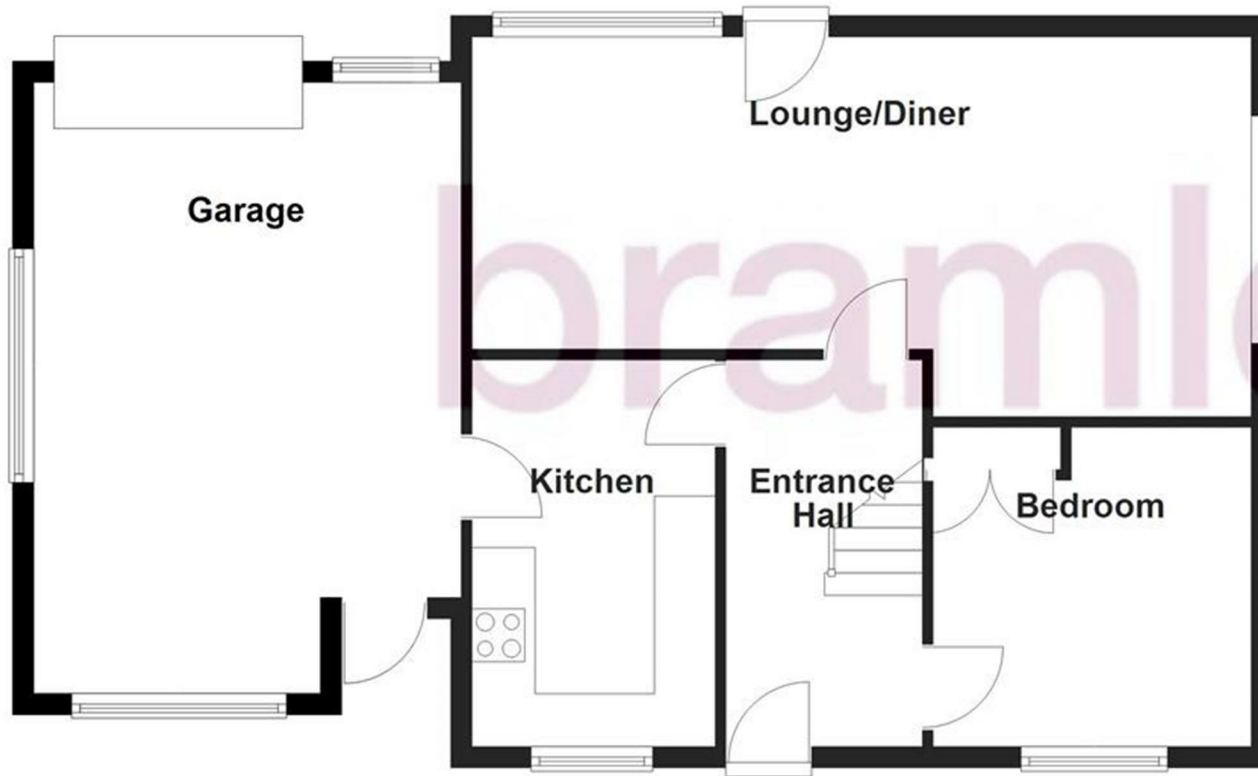
Please call our office to book a viewing on 01484 530361.



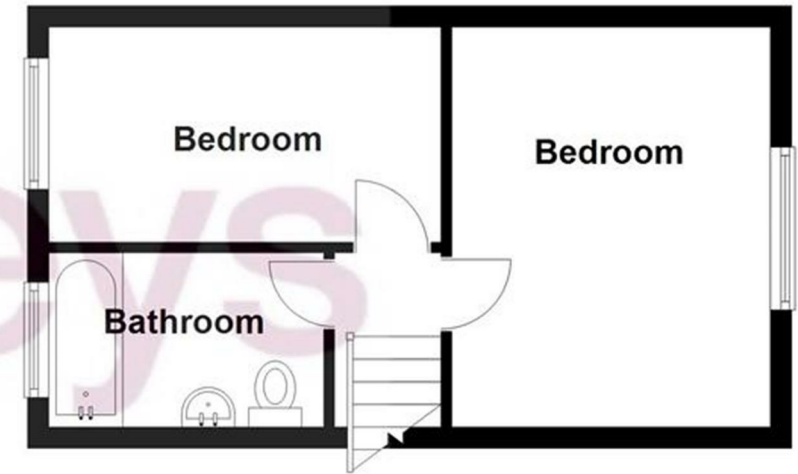




Ground Floor



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

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