



18 Casson Street, Huddersfield, HD4 5TE
£145,000

bramleys

This charming two bedroom mid-terrace property is beautifully presented throughout and offers spacious, well-maintained accommodation ready to move straight into.

Conveniently located close to a range of local amenities, schools, and excellent commuter links, this home perfectly balances comfort, style, and practicality. The ground floor comprises a welcoming lounge, a modern fitted kitchen and access to a useful lower ground floor cellar providing additional storage or potential for further use. Upstairs, there are two well-proportioned bedrooms and a contemporary family bathroom.

Externally the property benefits from a flagged patio area to the front and a private, enclosed garden to the rear, ideal for relaxing or entertaining.

This lovely home must be viewed to be fully appreciated — early viewings are highly recommended.



GROUND FLOOR:

Enter the property via an external door into:-

Entrance

Where there is a central heating radiator and stairs leading up to the first floor landing.

Lounge

14' x 12'9 (4.27m x 3.89m)

Having a central heating radiator, uPVC double glazed window to the front elevation and a decorative mantle and surround.

Kitchen

15'5 x 5'10 (4.70m x 1.78m)

With a range of wall, drawer and base units, marble effect worktops with matching upstands and a black composite 1 and 1/2 bowl sink and drainer unit. Intergalactic appliances include a four ring gas hob with electric over and extractor hood over, there is space and plumbing for a washing machine/dishwasher, and space for a tall standing fridge freezer. Having a central heating radiator, a uPVC double glazed window to the rear elevation and access to the cellar.



FIRST FLOOR:

Landing

Having access to the loft via a loft hatch

Bedroom

15'8 max x 6'11 (4.78m max x 2.11m)

Having a central heating radiator, built in wardrobes and a double-glazed window to the rear elevation.

Bedroom

9'11 max x 13'1 (3.02m max x 3.99m)

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

Bathroom

A three-piece suite comprising of a low flush w.c and wash hand basin set into a vanity unit, and a panelled bath with shower head attachment. There is a heated towel rail and a double-glazed obscure window to the front elevation.



OUTSIDE:

To the front of the property there is a flagged patio area and a paved path leading to the front door.

To the rear, the property enjoys a low maintenance garden with a flagged patio area, ideal for alfresco dining and a flagged pathway.

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.

TENURE:

Leasehold - Term: 999 years from 01/01/1910
The vendor informs us that they haven't paid/or been requested to pay ground rent since buying the property in 2021. However, we would advise all prospective purchasers to clarify this 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.

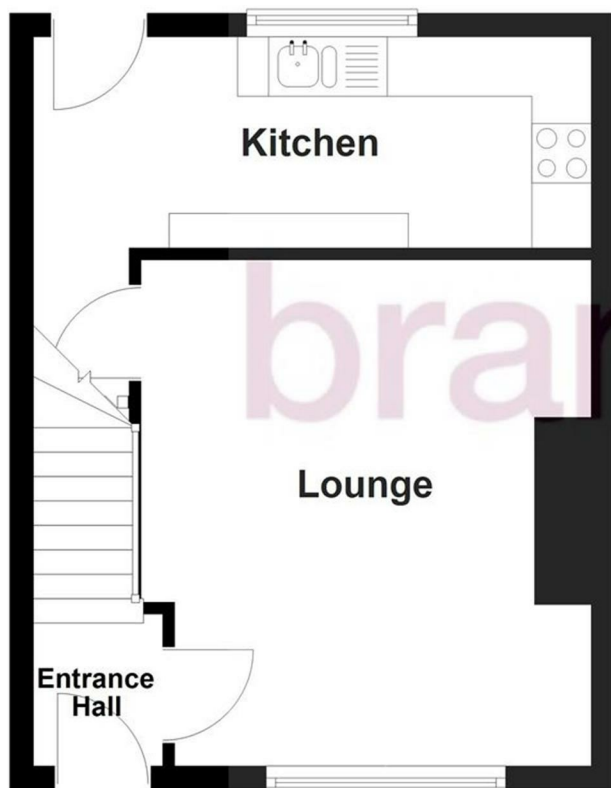
VIEWINGS:

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

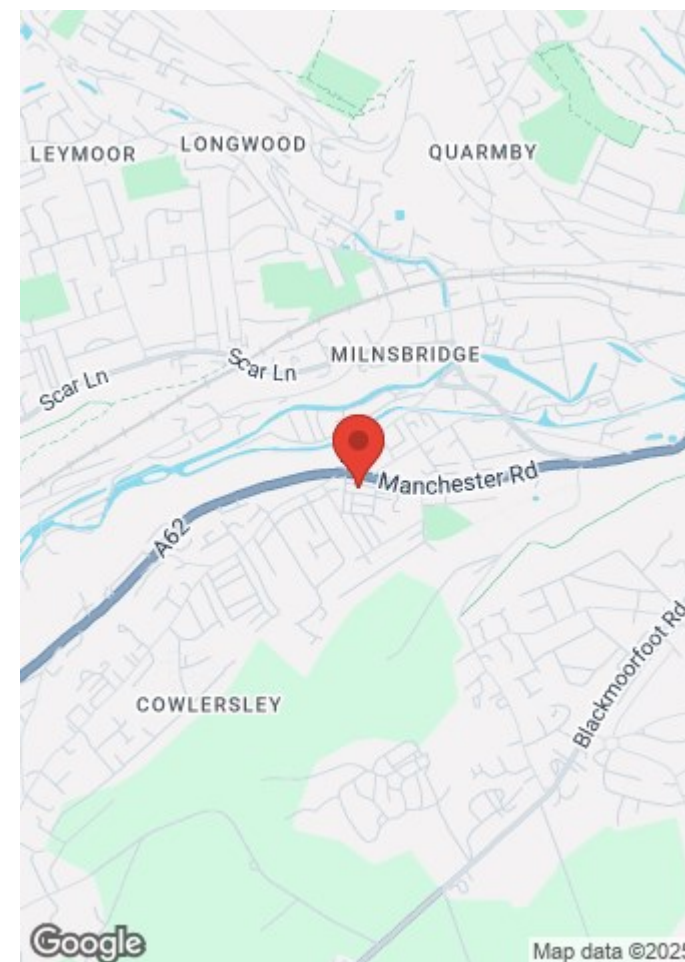
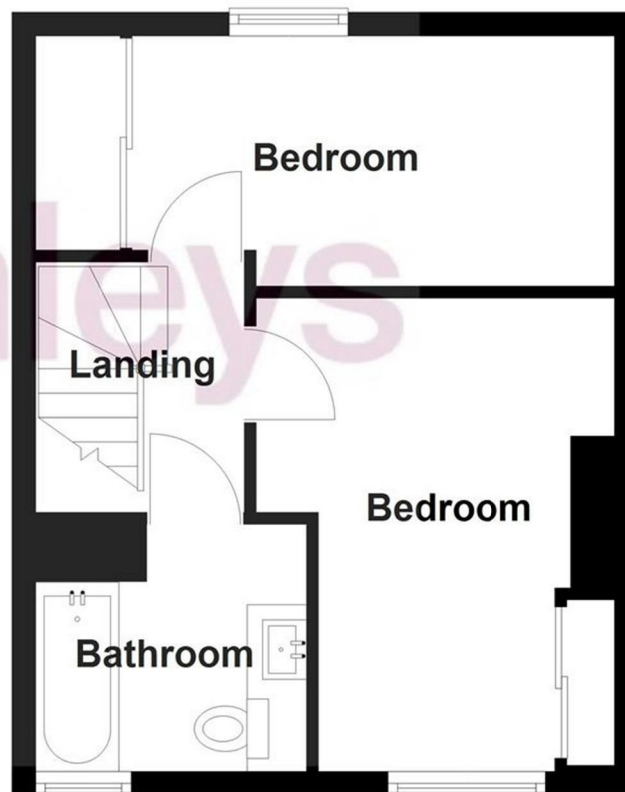




Basement



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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