



22 Clifton Road, Marsh, Huddersfield, HD1 4LL
Offers Around £155,000

bramleys

This 2 bedroom, semi-detached property provides an ideal purchase for the first time buyer or young family alike. Situated in the sought after residential area of Marsh, the property has good access links to the amenities within Marsh, Huddersfield town centre, Lindley, the M62 motorway network and local schooling.

With spacious accommodation which comprises of a living room and open plan dining kitchen to the ground floor, additional lower ground floor cellar and 2 bedrooms, plus bathroom to the first floor. The property also provides garden areas to both front and rear, together with a detached single garage.

Offered for sale with no upper chain and immediate vacant possession, the property is well worthy of an internal viewing to appreciate the size and potential this property has to offer.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Vestibule

With a central heating radiator and an access door which leads through to the lounge.

Lounge

14'1" x 11'8" (4.29m x 3.56m)

Situated to the front of the property, having a uPVC double glazed window, central heating radiator and ceiling coving.

Dining Kitchen

16'1" x 13'0" (4.90m x 3.96m)

Having a dining area which is fitted with a central heating radiator and uPVC double glazed window to the side elevation. The kitchen area has wall and base units with laminated work surfaces, gas cooker point, plumbing for a washing machine and inset stainless steel sink unit with mixer taps and side drainer. There is also a uPVC double glazed window and rear access door. A further door located in the dining area leads down to the lower ground floor.

LOWER GROUND FLOOR:

Cellar area which provides useful additional storage space.

FIRST FLOOR:

Landing

Bedroom 1

14'6" max x 10'2" max (4.42m max x 3.10m max)

This L-shaped bedroom is peacefully situated to the rear of the property and is fitted with a central heating radiator and uPVC double glazed window.

Bedroom 2

12'11" x 8'1" (3.94m x 2.46m)

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

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and





TENURE:

Leasehold - Term: 999 years from 1 May 1880 / Rent : £1.9s.8d

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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.

panelled bath with overhead shower and shower screen. There are part tiled walls and a uPVC double glazed window to the front elevation.

OUTSIDE:

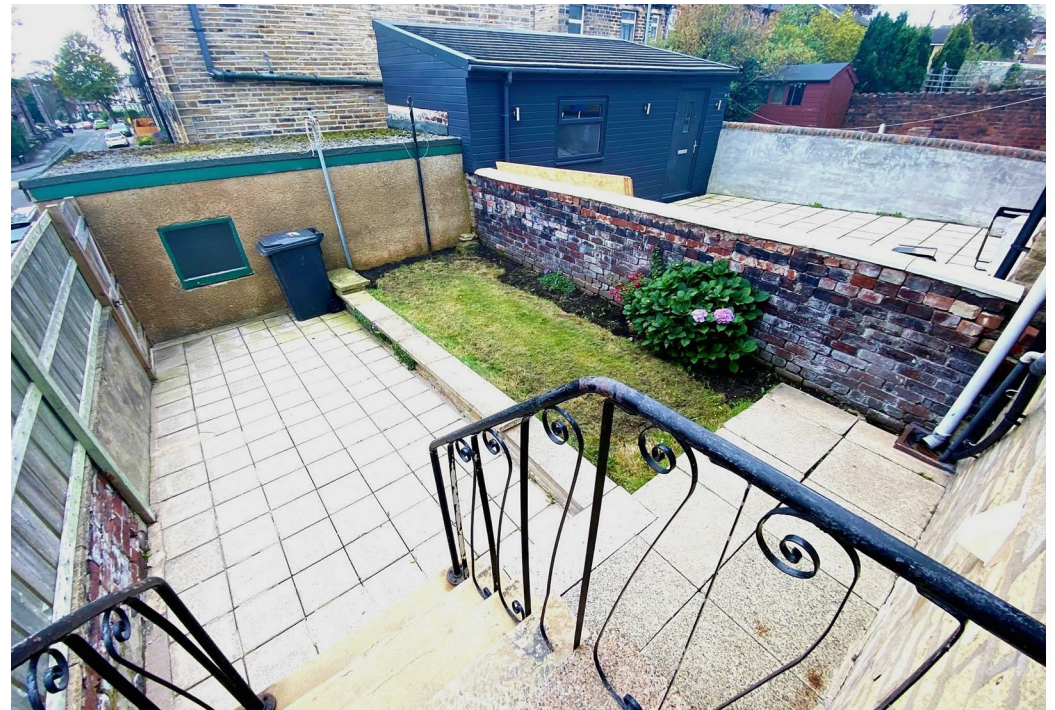
To the front of the property a pedestrian gateway provides access to the small paved garden to the front. To the rear there is an enclosed garden with paved patio seating area, lawned section and access to the single detached garage.

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 Trinity Street (A640) and proceed straight ahead at the roundabout into Westbourne Road. Turn left into Eldon Road and then first left into Clifton Road where the property can be found on the right hand side identified by a Bramleys for sale board.





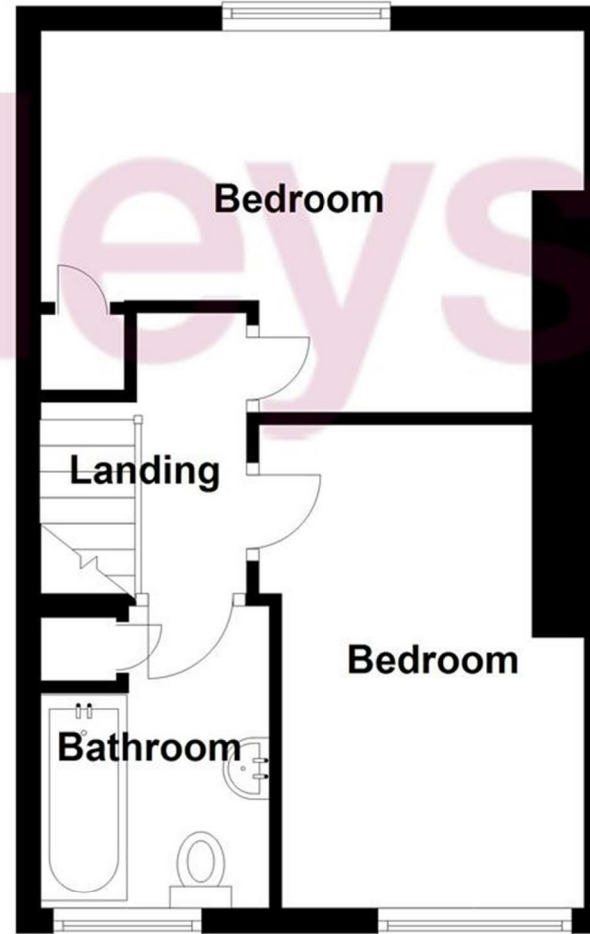
LAWRENCE ROAD

PF59 UBH

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(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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