



3, Huddleston Court, Mirfield, WF14 8BD
Offers In The Region Of £240,000

bramleys



This 3 bedroom semi detached property would make an ideal purchase for first time buyers or young family alike, looking for a property within close proximity to amenities including well regarded schools and the public transport network. Features include uPVC double glazing and gas fired central heating with a layout that comprises: entrance vestibule, ground floor W.C lounge, dining kitchen, 3 first floor bedroom and bathroom. Externally there are gardens to the front and rear with off road parking on the drive and garage. An internal viewing is highly encouraged.

GROUND FLOOR

Enter the property via a uPVC double glazed exterior door into the entrance vestibule.

Entrance Vestibule

Having a staircase rising to the first floor, a central heating radiator and doors accessing the W.C and lounge.

W.C

Fitted with a 2 piece suite comprising low flush W.C and wash hand basin. There is a uPVC double glazed window to the front elevation and a central heating radiator.

Lounge

15'3 x 11'9 (4.65m x 3.58m)

Having a uPVC double glazed window overlooking the front of the property. This room has a gas fire set to a decorative surround with back and hearth, a central heating radiator and a door gives access to a useful under stair storage cupboard. A door accesses the kitchen.

Dining kitchen

15'1 x 9'4 (4.60m x 2.84m)

Having a uPVC double glazed window to the rear of the property and uPVC double glazed french doors accessing the rear garden. The kitchen is fitted with a range of base and wall units with laminated working surfaces and tiled splashbacks inset into which is a 1 1/2 bowl sink unit with side drainer and mixer tap. Further integrated appliances include a 4 ring gas hob with extractor fan over and electric oven beneath, plumbing for a dishwasher and plumbing for a washing machine. There is a central heating radiator.

FIRST FLOOR

Landing

Having a loft access point and doors accessing the first floor accommodation.

Bedroom 1

14'1 x 8'5 (4.29m x 2.57m)

Having fitted robes to one wall with hanging and storage space. The master bedroom has a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 2

10'8 x 7'9 (3.25m x 2.36m)

A second bedroom of double proportions situated to the rear with a uPVC double glazed window and a central heating radiator.

Bedroom 3

7'5 x 6'9 (2.26m x 2.06m)

This single bedroom has a uPVC double glazed window overlooking the rear garden and a central heating radiator.

Bathroom

Fitted with a 3 piece suite comprising a panelled bath with shower over, vanity sink unit with storage and low flush W.C. Being part tiled with ceiling spotlights, a uPVC double glazed window and ladder style radiator.





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.

OUTSIDE

To the front of the property is a lawned garden with mature planting. The tarmacadam drive way to the side allows for off road parking and leads to the single garage which has an up and over door, power and light. A personal door access the rear garden. The rear garden is walled and fenced and predominantly laid to lawn with mature borders, making this a safe and secure area for children to play or to relax in the summer months.

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 Bramleys office in the direction of Huddersfield proceeding through the cross road, at the next set of traffic lights turn left onto Newgate and then second left into Huddleston Court where this property will be found on the left.

TENURE:

Freehold

COUNCIL TAX BAND:

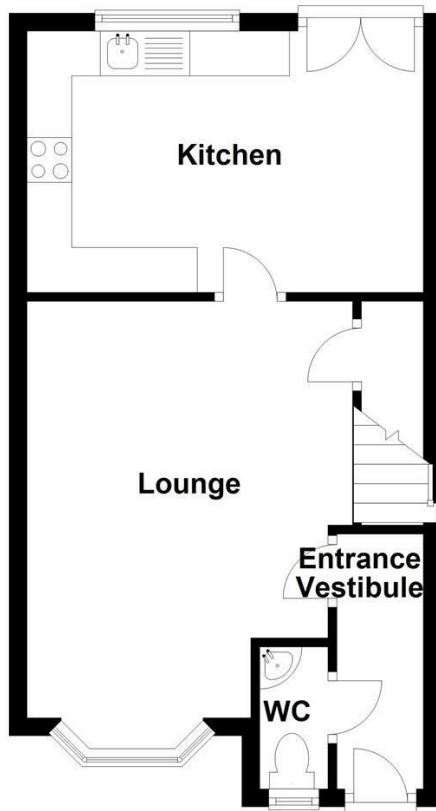
Band C



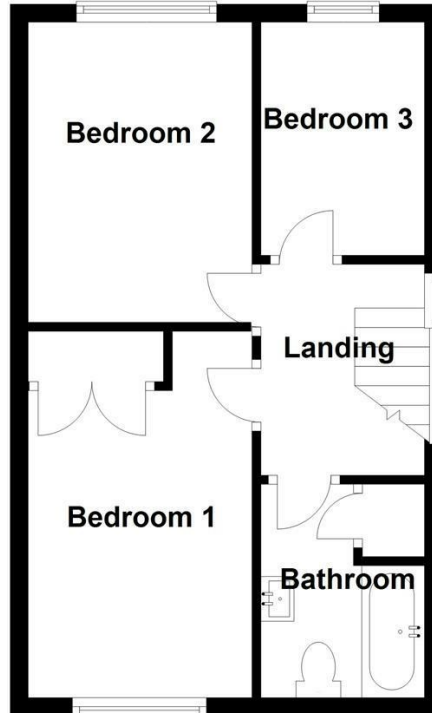


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



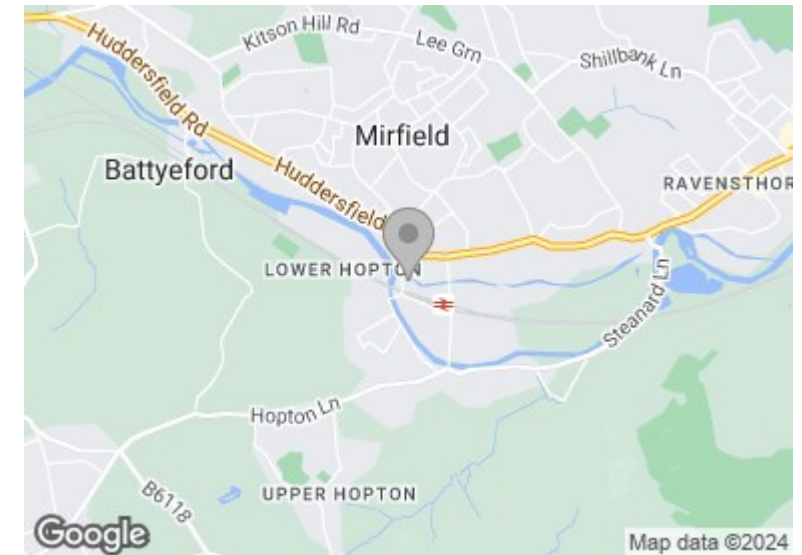
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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