

# 2 bedroom end of terrace house for sale

Broadlands, HD9

£150,000

Monthly mortgage payments

Print















## Property Description

### Key features

- 2 Bedrooms
- Multi fuel fire
- Semi rural location
- Large front garden
- Additional storage in rear garden

### Full description

**Tenure:** Freehold

A 2-bedroom end terraced finished nicely to a modern standard. Benefiting UPVC double glazing, and generous outdoor space with a large front garden, rear yard and additional pocket of land on the rear lane which STPC could be used as off-road parking of garage space.

### Key property details

**material** Slate tiles

**Property construction** Coursed Natural Stone

**Windows & Doors** UPVC Double Glazed

**Heating powered by** Gas Central Heating

Accommodation Listing:

### Ground Floor

**Entrance Hall** 1.30m x 1.05m - Great area for boot and coat storage.

**Kitchen** 2.08m x 4.64m - Stainless steel sink, butchers block solid wood worktop, wooden wall, and base units with unique brass handles. Space for

freestanding appliances. 3 drop feature lighting. Cupboard in dining area with gas combi boiler.

**Lounge** 4.29m x 3.72m - Cosey hub of the property with solid wood original flooring, multi fuel fire with brick fireplace surround. Additional downstairs storage 2.40m x 0.82m with space for freezer or tumble dryer.

#### **First Floor**

**Bathroom** 2.45m x 2.06m - Full size bath, electric shower, basin, and low flush W.C. Ceiling extractor and laminate flooring.

**Landing** 2.10m x 0.90m - Window + feature drop pendant. Access to bedrooms/bathroom. Loft hatch for access to loft space.

**Bedroom 1 (front)** 4.68m x 2.98m - Original whitewashed wood flooring, arched ceiling. Fitted wardrobes above bulkhead.

**Bedroom 2 (front)** 2.50m x 3.43m

**Parking arrangements** On street parking with the option STPC to create off road parking to the rear.

**outside space** Gardens to the front and rear. Garden shed + additional outhouses providing great spaces for washer or similar appliances.

**Tenure** Freehold

**Council Tax Band** A

**Energy Performance Rating** D

**Mains Gas** Yes

**Mains Electricity** Yes

**Mains Water** Yes

**Viewing** By appointment with Harvey & Ryall

**What 3 Words location** //mealtime.mentioned.dozen

**Boundaries & Ownerships** - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would any more information of the subject, please contact us where we would be happy to discuss.

#### **Additional Details**

Plenty of local amenities in the local village, food, shops, and schools all in the area.

- 0.4 miles from Meltham Village
- 2.5 miles from Slaithwaite Village
- 3.9 miles from Holmfirth Village

**Please contact us to arrange a viewing or your own market appraisal**

**This property is marketed and listed by Harvey & Ryall**

**Harvey & Ryall work in partnership with local trusted Solicitors & Mortgage advisors. Please contact us for more information.**

**Mortgage Advice** - 100% free with no obligation mortgage advice appointment with one of our partners. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**Solicitors** - Conveyancing quotation with one of our partners.

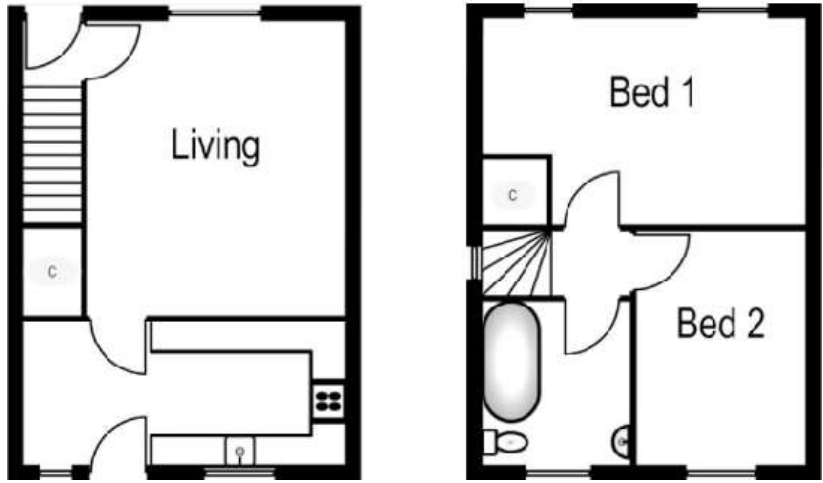
#### **Energy Performance Certificates (EPCs)**

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## **Floorplans**

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# HARVEY & RYALL



map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

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2007 or the Home Report if in relation to a residential property in Scotland.

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