



116 Slades Road, Bolster Moor, Huddersfield, HD7 4JR
£250,000

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This spacious 3 bedroomed mid-terraced cottage is situated in the sought after area of Bolster Moor where there are a range of local amenities and also links to Golcar and Linthwaite together with Slaithwaite which also has rail links to Manchester and Leeds. Enjoying fantastic far reaching views to the front and having garden areas to front and rear along with offroad parking and garage, the property does require a programme of modernisation which has been reflected in the asking price. Internally the property offers deceptive but spacious accommodation briefly comprising: entrance vestibule, lounge, dining room, separate kitchen, 3 first floor bedrooms and a spacious house bathroom. Only upon an internal inspection can the size and position of this period cottage be truly appreciated.

Energy Rating: TBA

GROUND FLOOR:

Enter the property via a uPVC external door to the front into the entrance vestibule.

Entrance Vestibule

With central heating radiator and door leading to the lounge.

Lounge

17'7" x 17'4" (5.36m x 5.28m)

A spacious reception room with central heating radiator, 5 wall light points, gas fire set to a stone fireplace and uPVC window to the front elevation which enjoys fantastic far reaching views.

Dining Room

18'0" max x 7'9" (5.49m max x 2.36m)

Being open to the kitchen, this good sized reception room has a uPVC window to the rear, built-in display cabinets, central heating radiator and a staircase rising to the first floor level.

Kitchen

11'4" x 11'5" (3.45m x 3.48m)

A light and spacious kitchen enjoying views over the rear garden and having 2 uPVC windows and a uPVC external door. The kitchen is fitted with a range of base units with complimentary working surfaces and electric cooker point with extractor hood, inset 1.5 bowl sink with side drainer and mixer tap, space and plumbing for an automatic washing machine and central heating radiator.

FIRST FLOOR:

Landing

Having a loft access point and wall light point.

Master Bedroom

13'7" x 8'9" (4.14m x 2.67m)

Having a range of fitted furniture to include wardrobes and drawers with overhead



cupboards, wall light points, central heating radiator and uPVC windows enjoying the views to the front.

Bedroom 2

13'2" x 9'3" (4.01m x 2.82m)

A good sized second bedroom to the front of the property, enjoying spectacular views and having a central heating radiator and 2 wall light points.

Bedroom 3

9'5" x 8'4" max (2.87m x 2.54m max)

With built-in wardrobes, 2 uPVC windows to the rear elevation and central heating radiator.

Bathroom

Furnished with a 4 piece coloured suite comprising a low flush wc, pedestal wash hand basin, panelled bath and separate shower cubicle and electric shower. Having a central heating radiator and uPVC window.

OUTSIDE:

To the front of the property there is an enclosed paved garden area planted with flowers and mature shrubs. To the rear of the property is a further generous garden area comprising patio seating area and raised lawn with adjacent detached single garage and driveway providing off road parking.

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 Manchester Road A62 passing through the traffic lights at Longroyd Bridge and continue along the main road towards Milnsbridge. Take the right hand fork onto Britannia Road towards Milnsbridge, as you approach the one-way system take the right hand lane and follow the road round to the right hand side into the centre of Milnsbridge. At the traffic lights in the centre of Milnsbridge take the left hand turning onto Scar Lane and follow this road for approximately 1 mile. Take the left hand fork onto James Street following this road and continue down the hill taking the sweeping left hand bend into Share Hill. Climb up the hill and turn right onto Lower Wellhouse Road and immediately take a sharp right onto Copley Bank Road. Continue up the hill where this road becomes Copley Bank Road and in turn Bank End Road. At the end of the road turn right onto Slades Road where the property can be found the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

MORTGAGES:

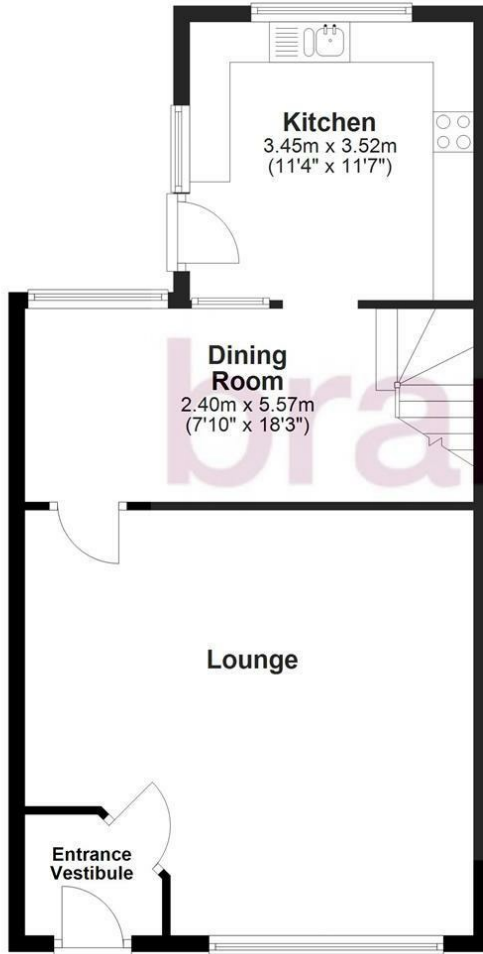
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

ONLINE CONVEYANCING SERVICES:

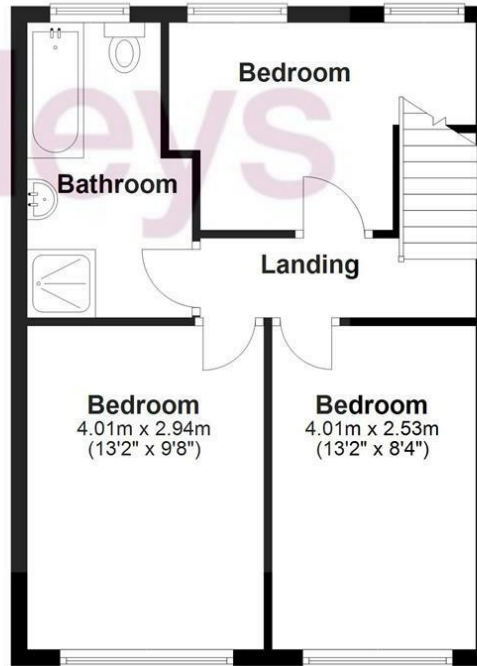
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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