



13 Spring Gardens, Friendly, HX6 2TW
£65,000

bramleys



This 1-bedroom back-to-back end terrace is an excellent refurbishment project, offering huge potential for investors or those looking for a complete renovation opportunity. Situated in the popular area of Friendly, the property is being sold with vacant possession and no upper chain, ensuring a smooth purchase process.

Located close to local amenities, schools, and excellent commuter links, this property is in a highly desirable area with great long-term investment potential. The home is in need of extensive modernisation throughout, providing the perfect blank canvas to create a stylish and functional living space.

The property also includes a small front garden, offering some outdoor space once the renovation is complete. A fantastic opportunity to transform a property into your ideal home or a profitable investment!



GROUND FLOOR

ENTRANCE VESTIBULE

Having access via an external door into the entrance vestibule.

KITCHEN/LIVING ROOM

14'7 x 15'8 (4.45m x 4.78m)

Having a range of wall, drawer and base units with laminate roll top worksurfaces. There is a sink and drainer unit, tiling to the splashbacks, a central heating radiator, a uPVC double glazed window to the front elevation, and stairs leading to the cellar and first floor.

FIRST FLOOR

BEDROOM

15'8 x 10'6 (4.78m x 3.20m)

Having a central heating radiator, uPVC double glazed window to the front elevation, useful storage cupboards and access to the en-suite shower room.

EN-SUITE SHOWER ROOM

A three piece suite comprising of a low flush w.c, pedestal wash hand basin and shower cubicle showerhead attachment. There is tiling to the full ceiling height and a window to the front elevation.

OUTSIDE

To the front of the property, there is a low maintenance garden and pathway leading to the front door.

001 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.

002 DIRECTIONS:

Leave



003 TENURE:

tbc

004 COUNCIL TAX BAND:

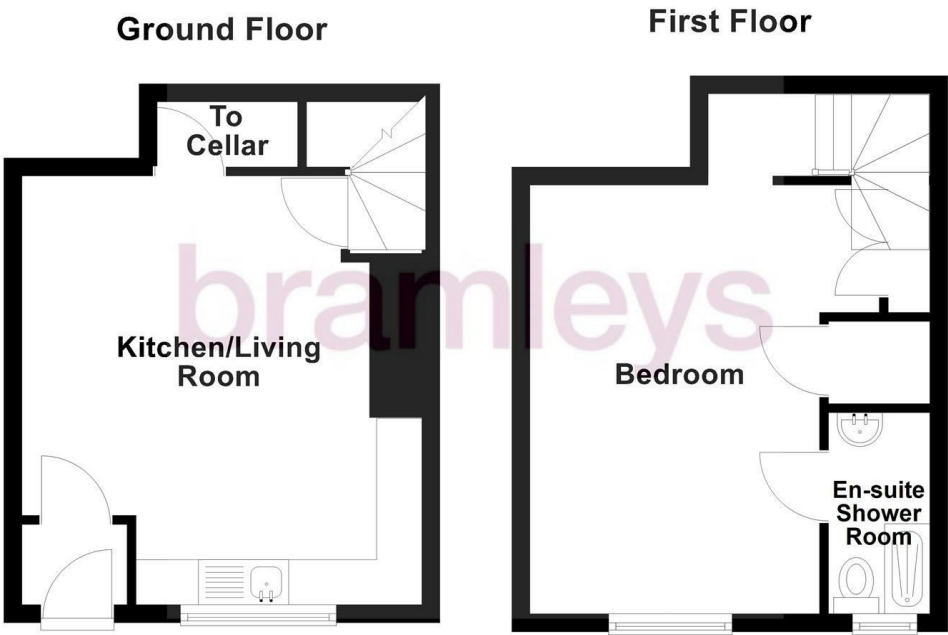
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005 MORTGAGES:

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.

006 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.

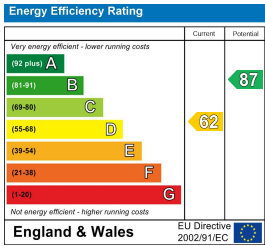


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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