



1203 Leeds Road, Huddersfield, HD2 1UY

£152,000

Offered FOR SALE with NO CHAIN is this recently refurbished TWO bedroom stone built mid terrace in this popular part of Kirklees. Ready to move into, the accommodation comprises; Entrance lobby, lounge, inner lobby, dining kitchen and cloaks/w.c./utility. To the first floor; landing and two double bedrooms. To the second floor; landing and bathroom. Gardens front and rear. On street parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

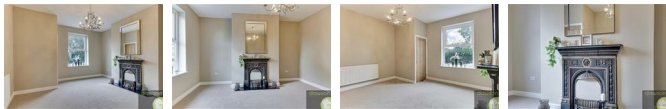
Ground Floor

Entrance Lobby



Composite obscure double glazed door with Upvc double glazed panel above to front, laminate floor and door to lounge;

Lounge 13'9" max x 13'11" max (4.2 max x 4.25 max)



Upvc double glazed window to front, decorative fireplace with marble effect base, radiator and door to inner lobby;

Inner Lobby

Staircase access to first floor and door to dining kitchen;

Dining Kitchen 7'4" x 13'9" (2.25 x 4.2)



Having a range of wall and base units with laminate worktop and splashback. 'Hotpoint' electric oven, four ring electric hob with glass splashback and extractor hood above. Composite 'Quartz' sink and drainer, integrated fridge and freezer. Laminate floor, spotlights, radiator and Upvc double glazed window to rear. Wooden double glazed door to rear and door to cloaks/w.c./utility;

Cloaks/wc./Utility 2'7" x 7'10" (0.8 x 2.4)



Two piece suite comprising low flush w.c. and sink with cupboard underneath and laminate splashback. Radiator, cupboard housing the fusebox and electric meter. Spotlight, gas meter, laminate worktop and plumbing for washing machine.

First Floor

Landing



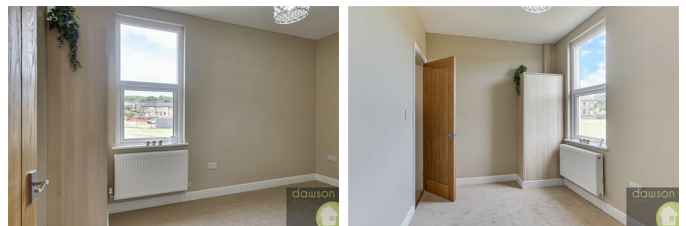
Staircase access to second floor, spotlights, radiator and doors to bedrooms;

Bedroom One 11'1" x 13'9" (3.4 x 4.2)



Double bedroom with radiator and Upvc double glazed window to front.

Bedroom Two 7'4" x 13'9" (2.25 x 4.2)



Double bedroom with radiator, Upvc double glazed window to rear, 'Honeywell Home' room stat and storage cupboard housing the wall mounted 'Vokera' condensing combi boiler.

Second Floor

Landing

Spotlights and door to bathroom;

Bathroom 9'4" max x 9'8" max (2.85 max x 2.95 max)



Three piece suite comprising low flush w.c. sink with vanity unit and mirror and bath with mixer shower and glass shower screen. Laminate floor, part tiled walls and wooden double glazed velux window. Spotlights, beams to ceiling and chrome heated towel radiator.

External



To the front is an enclosed pebbled garden and to

the rear is an enclosed patio and lawn. Security light.

Parking

On street parking

Tenure

We have been advised by the vendor that the property is leasehold. 999 year term from 1904. Absent landlord.

Energy Rating

G

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

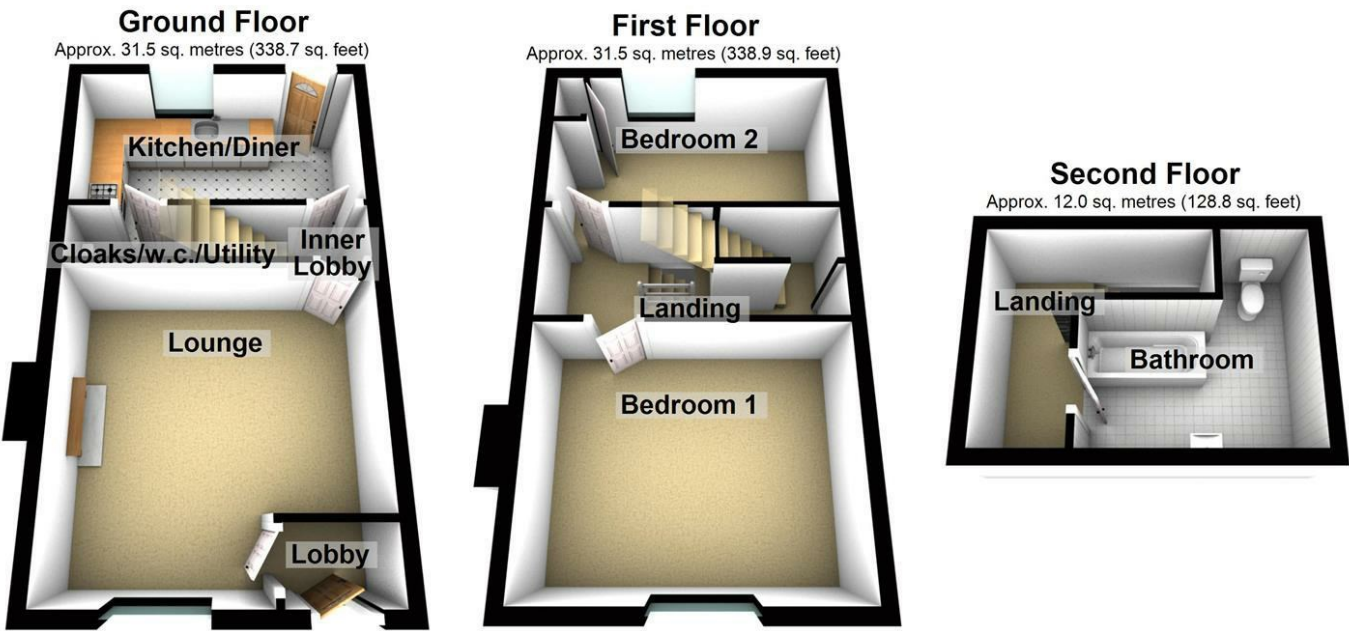
Boundaries & Ownerships

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.

Mortgages

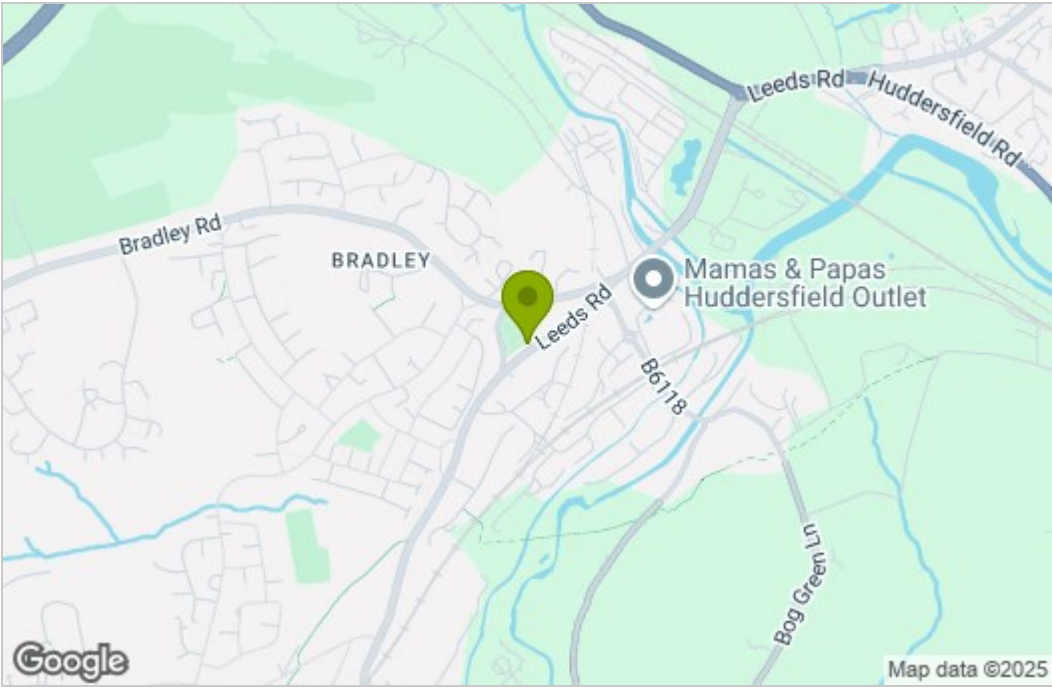
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

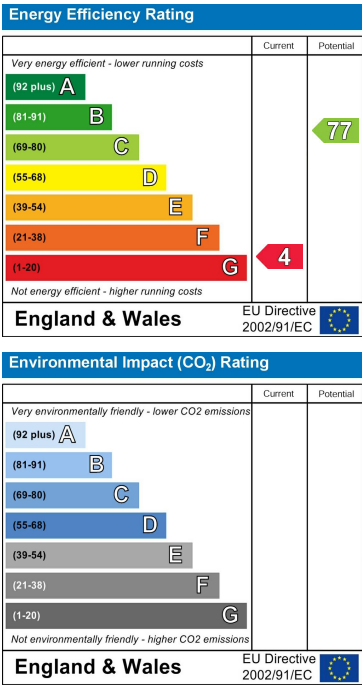


Total area: approx. 74.9 sq. metres (806.5 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.