



28 Ashbrow Road, Huddersfield, HD2 1DG

**£220,000**

Offered FOR SALE is this TWO bedroom plus attic room semi-detached property in this popular part of Kirklees. Accommodation comprises; Entrance porch, lounge, inner lobby and extended dining kitchen. To the first floor; landing, two double bedrooms and bathroom. Attic room to second floor. Gardens front and rear, single garage and on street parking. The property benefits from Upvc double glazing, gas central heating, smart meters and hard wired cctv system. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.



### Entrance Porch 2'1" x 5'2" (0.65 x 1.6)

Upvc double glazed door and windows to front. Tiled floor and composite obscure double glazed door leads to lounge;

### Lounge 11'11" max x 16'2" max (3.65 max x 4.95 max)



Upvc double glazed bay window to front and Upvc double glazed window to side. Two radiators, decorative fire with gas pipe underneath and stone base and mantel. Usb socket, t.v. and ethernet point. Door to inner lobby;

### Inner Lobby

Storage cupboard housing the 'Ideal' condensing combi boiler, gas and electric meters and fusebox. Staircase access to first floor and door to dining kitchen;

### Dining Kitchen 11'7" max x 21'5" max (3.55 max x 6.55 max )



Having a range of wall and base units with laminate worktop and tiled splashback. Composite sink and drainer, electric oven, induction hob and extractor hood above. Integrated dishwasher, space for fridge/freezer and plumbing for washing machine. Laminate floor, two Upvc double glazed windows to side and Upvc double glazed window and French doors to rear. Radiator, spotlights and exposed beam to ceiling.

### First Floor

#### Landing

Radiator, Upvc double glazed window to rear and staircase access to second floor. Doors to bathroom and bedrooms;

### Bedroom One 9'6" max x 11'3" max exc. bay (2.9 max x 3.45 max exc. bay)



Double bedroom with radiator, inset to chimney breast, fitted cupboard, shelving and rails. T.v. point, ethernet point and Upvc double glazed half bay window to front.

### Bedroom Two 8'8" x 10'5" (2.65 x 3.2)



Double bedroom with radiator, t.v. point and Upvc double glazed window to rear.

### Bathroom 6'4" max x 14'5" max (1.95 max x 4.4 max)



Four piece suite comprising low flush w.c. sink with vanity unit bath and walk in shower with mixer and waterfall shower. Extractor fan, spotlights, laminate floor and heated towel radiator. Upvc obscure double glazed window to side and Upvc obscure double glazed half bay window to front.

### Second Floor

#### Attic Room 11'7" x 13'7" (3.55 x 4.15)



Radiator, under eaves storage, beams to ceiling and wooden double glazed velux window.

### External



Lawn garden to front and patio, decked and artificial grass to rear. External lights and outside tap.

### Garage

Single garage with up and over door, two single glazed windows to side. Power and light.

### Parking

Garage and on street parking available.

### Tenure

We have been advised by the vendor that the property is freehold.

### Energy Rating

F

## **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.

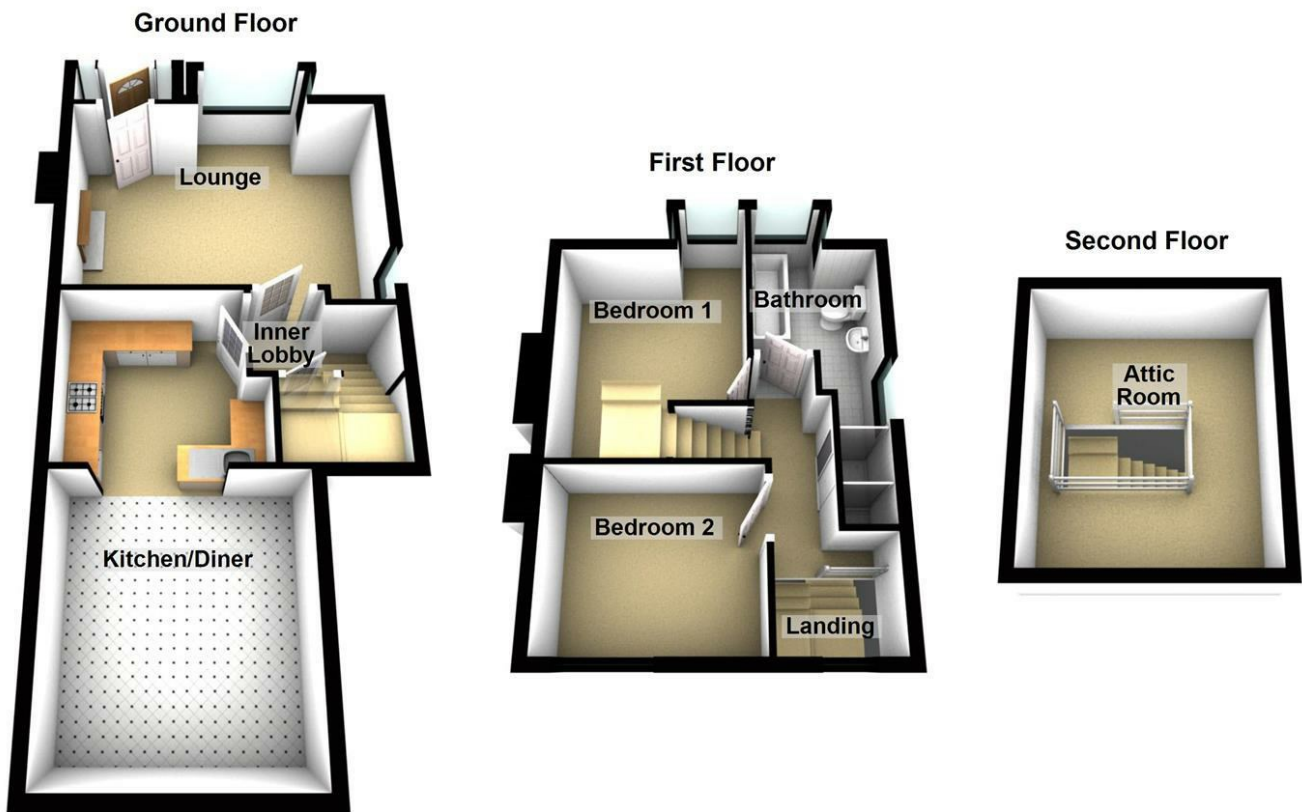
## **Boundaries & Ownerships**

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.

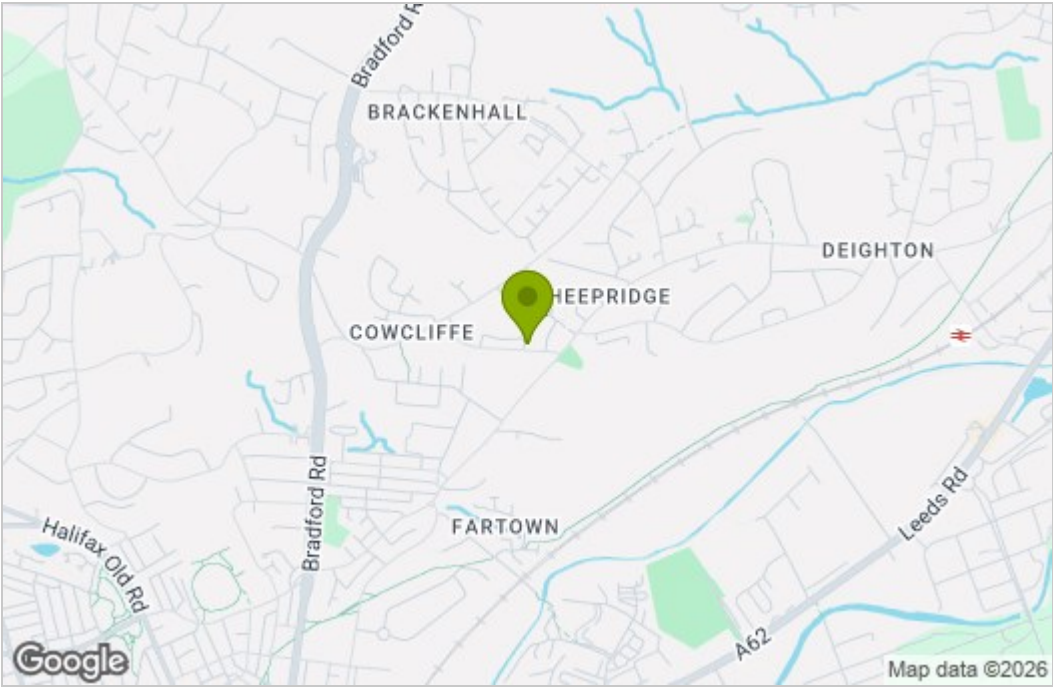
## **Mortgages**

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.

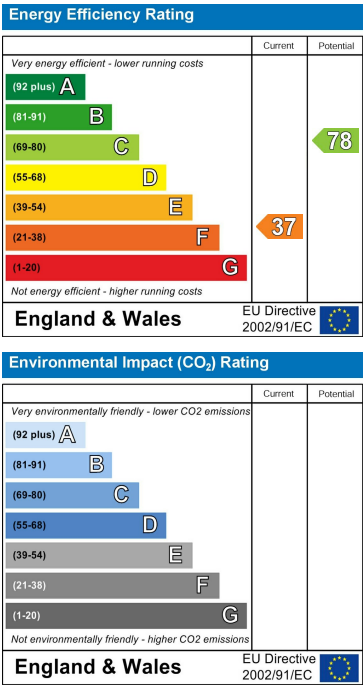
Floor Plan



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.