118 Handel Street, Golcar, Huddersfield, HD7 4AE

£155,000

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A 2 bedroom end-terraced ‘through-by-light’ cottage, situated in the desirable area of Golcar. The property would make an ideal purchase for a first time buyer or investor and is well placed for access to local schools, amenities and commuter links. The property is offered for sale with no upper chain.

The accommodation benefits from a cellar, while externally there is a low maintenance decked area to the rear, providing useful outdoor space. To the front, the property enjoys stunning far reaching views across the surrounding countryside.

A property offering well presented accommodation in a convenient location, which is well worth viewing to fully appreciate the position and views on offer.

GROUND FLOOR

Enter the property via an external door into:-

Living Room

The focal point of the room is the multi-fuel stove set into a stone hearth. There is also a central heating radiator and a window to the front elevation.

Kitchen

Comprising a range of shaker-style wall, drawer and base units with laminate work surfaces over, incorporating a 1½-bowl stainless steel sink and drainer unit. Integrated appliances include a 4 ring gas hob with oven and extractor hood over, there is also space and plumbing for a washing machine. There is tiling to the splashbacks, a central heating radiator, a window to the rear elevation and a door providing access to the cellar.

Cellar

A useful space for storage. The boiler can also be found here.

FIRST FLOOR

Landing

There is a window to the rear elevation, a useful storage cupboard and access to the loft via a loft hatch.

Bedroom

A double bedroom benefitting from built-in wardrobes with shelving and hanging space, a central heating radiator and a window to the front elevation boasting far reaching views.

Bedroom

A versatile room having useful built in wardrobes, a central heating radiator and enjoying far reaching views via the window to the front elevation.

Bathroom

A spacious 3 piece suite comprising a low flush WC, wash hand basin and panelled bath with a showerhead attachment. There is also tiling to the splashbacks, a central heating radiator and a obscure window to the rear elevation.

OUTSIDE

Externally, the property benefits from a small stone-flagged area to the front, with shared access to the side of the cottage leading to an enclosed, decked sitting area at the rear.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

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.

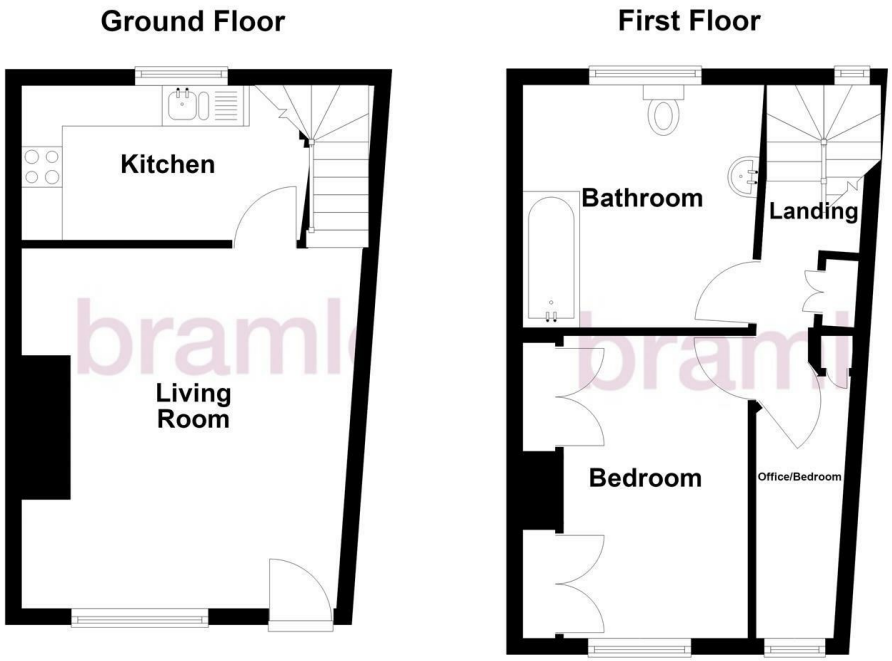
ONLINE CONVEYANCING SERVICES:

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.

VIEWINGS:

Please call our office to book a viewing:-

Huddersfield Properties: 01484 530361



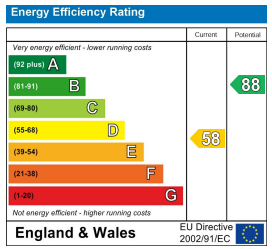
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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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