FREEHOLD







House - Semi-Detached (EPC Rating:)

140 BOURN VIEW ROAD, HUDDERSFIELD, HD4 7JS

£215,000

Jowett
CharteredSurveyors & EstateAgents

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3 Bedroom House - Semi-Detached located in Huddersfield

A semi detached dormer bungalow constructed with brick faced, part artificial stone fronted walls, interlocking concrete tiled pitched roof, tiled clad dormers with felted roof section. We understand the property dates back to the late 1960s. It is situated in a popular and desirable residential area, convenient for the local amenities of Netherton village, and within commuting distance for West and South Yorkshire centres. The property has upvc double glazing, gas fired central heating, but it is in need of modernization and upgrade

GROUND FLOOR

SIDE ENTRANCE HALL
Radiator, turned staircase to first floor, access door and window to side

L SHAPED LIVING ROOM
19'9" x 9'6" plus 8'9" x 7'3"
With serving hatch from kitchen, sliding patio doors and window to rear, radiator, fireplace

DINING ROOM/BEDROOM 3
11'1" x 8'9"
Plus understairs store cupboard, radiator, wall mounted modern Vaillant gas central heating boiler, window to front

KITCHEN
8'3" x 11'9"
Ceramic tiled floor, medium oak fitted cupboards, drawers, wall units, radiator, single drainer 1½ bowl sink unit, plumbing for automatic washing machine, fully tiled walls, window to front

FIRST FLOOR

LANDING
Trapdoor access to roof void

BEDROOM 1
10'6" x 12'6"
Including fitted wardrobes, cupboards above, radiator, dormer window to rear

BEDROOM 2
8'4" x 7'10
Radiator, access to eaves space, window to front

SHOWER/WET ROOM
6'6" x 6'9"
white suite, low flush wc, washbasin, mira ADVANCE instant electric shower fitting for disabled use with low screen doors, radiator, extractor fan, fully tiled walls, obscure glazed window to side

OUTSIDE
Block paved driveway to front, timber fencing, stone retaining wall, pathway and ramped section for wheelchair access with wrought iron handrail and blocking access into the single garage

SINGLE GARAGE
8' x 17'3"
Grimston precast concrete garage with corrugated asbestos roof and side door
Garden to front and raised garden to rear, overgrown and in need of cultivation

TENURE
Assumed freehold

SERVICES
Mains sewer drainage, gas, water and electricity are laid on

VIEWING
Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND
C. Information obtained from Directgov website.

DIRECTIONS
From Huddersfield proceed along the A616 Sheffield Road from Chapel Hill for 1½ miles to the traffic lights at



Lockwood. At these lights keep in the right hand lane and join the B6108 Meltham Road. Ascend this road for approximately 1½ miles before turning left in Netherton village centre on to Moor Lane. Follow Moor Lane for approximately ½ mile before turning left into Bourn View Road, just after the left hand turning for Marten Drive. The property will be seen on the left hand side towards the bottom of Bourn View Road.



SOLICITORS

Eaton Smith, 14 High Street, Huddersfield, HD1 2HA

EXTRAS

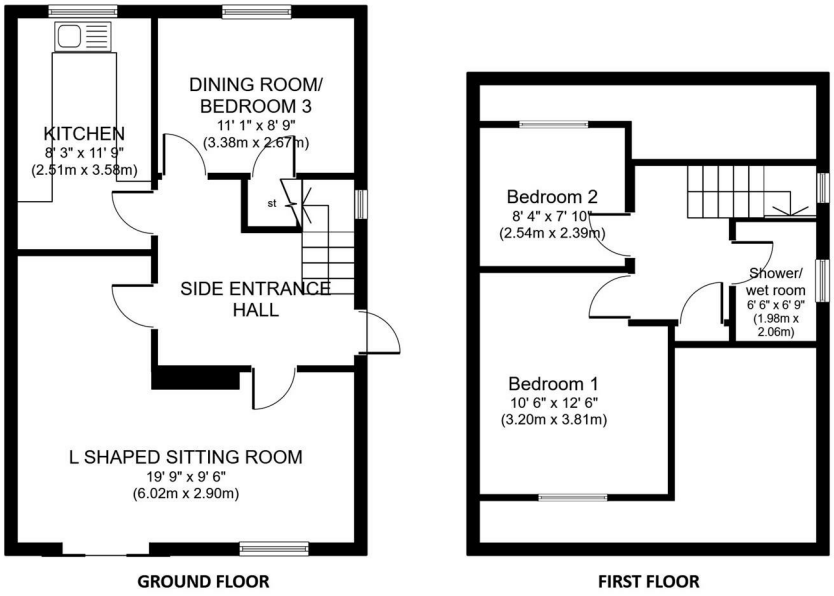
Carpets, curtains, blinds and light fittings included as seen.



NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.

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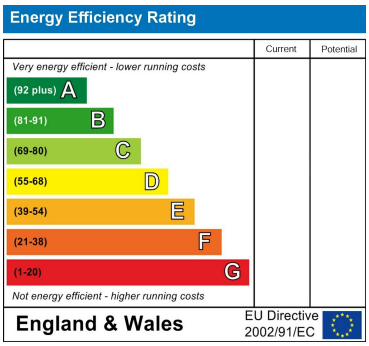
call into our office at 64 Lidget Street, Lindley, HD3 3JR, or call us on

01484 536 799

Council Tax Band

C

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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