337 Leymoor Road, Golcar, Huddersfield, HD7 4QQ

£150,000

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Offered to the market for the first time since being built, this semi-detached property has been owned by the same family ever since, but now offers a wonderful opportunity for those seeking a period property they can refurbish and make their own. Enjoying a manageable private lawned garden to the rear and being offered for sale with no vendor chain with accommodation comprising: entrance vestibule, kitchen, lounge, cellar, two bedrooms and three piece shower room. Although requiring refurbishment, the property has a modern central heating boiler and quality double glazed sash windows which were installed in 2022. Depending on requirements, there is the potential to purchase No.335 & 337 to create one large family home (depending on any planning permission or local consents required), which with the garden next door would provide an ideal space for those with a growing family. Conveniently located for schools and amenities, whether you are a first-time buyer, young family or looking to invest, this property is a fantastic opportunity not to be missed.

GROUND FLOOR:

Entrance Vestibule

The front entrance door gives access to the entrance vestibule which has a staircase rising to the first floor. A door gives access to the kitchen.

Kitchen

10'6" x 8'6" (3.20m x 2.59m)

The kitchen has a stainless steel sink unit with storage cupboard beneath, built in store cupboard within the alcove, a central heating radiator and modern double glazed sash window to the front. The kitchen gives access to the cellar.

Lounge

13'0" x 13'0" (3.96m x 3.96m)

The lounge has a feature fireplace with wooden surround, tiled interior and gas fire, ceiling coving and two central heating radiators. A modern double glazed sash window overlooks the rear garden and there is an external door to rear.

LOWER GROUND FLOOR:

Cellar

7'10" x 4'11" (2.39m x 1.50m)

The cellar houses the fuse box, has a stone table and provides useful additional storage.

FIRST FLOOR:

Landing

Bedroom 1

13'0" max x 9'6" (3.96m max x 2.90m)

Having a tiled fireplace, a central heating radiator and a two modern double glazed sash windows which overlook the rear garden.

Bedroom 2

13'10" x 7'10" max (4.22m x 2.39m max)

Situated to the front of the property, having a central heating radiator, fitted cupboard which houses the Ideal central heating boiler and modern double glazed sash window.

Shower Room

The shower room has tiling to the walls and floor, shower enclosure with electric shower, low flush WC and pedestal wash hand basin. There is also a central heating radiator and modern double glazed sash window to the front.

OUTSIDE:

There is a gated paved area to the front and a private lawned garden to rear with perimeter hedging.

DIRECTIONS:

Leave Huddersfied via Manchester Road (A62) and proceed through Longroyd Bridge in the direction of Milnsbridge. On reaching Milnsbridge turn right down Whiteley Street and proceed on the one way system on Yates Lane, then right on Morley Lane, then left into Market Street. Continue straight ahead at the lights and after passing under the viaduct turn left into Dale Street. Follow this road along, which then becomes Grove Street, before turning left into Benn Lane, which then becomes Leymoor Road. Follow this road past the co-op and after passing the turning for St Johns C.E Junior and Infants School, the property will be found on the left hand side.

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:

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MORTGAGES:

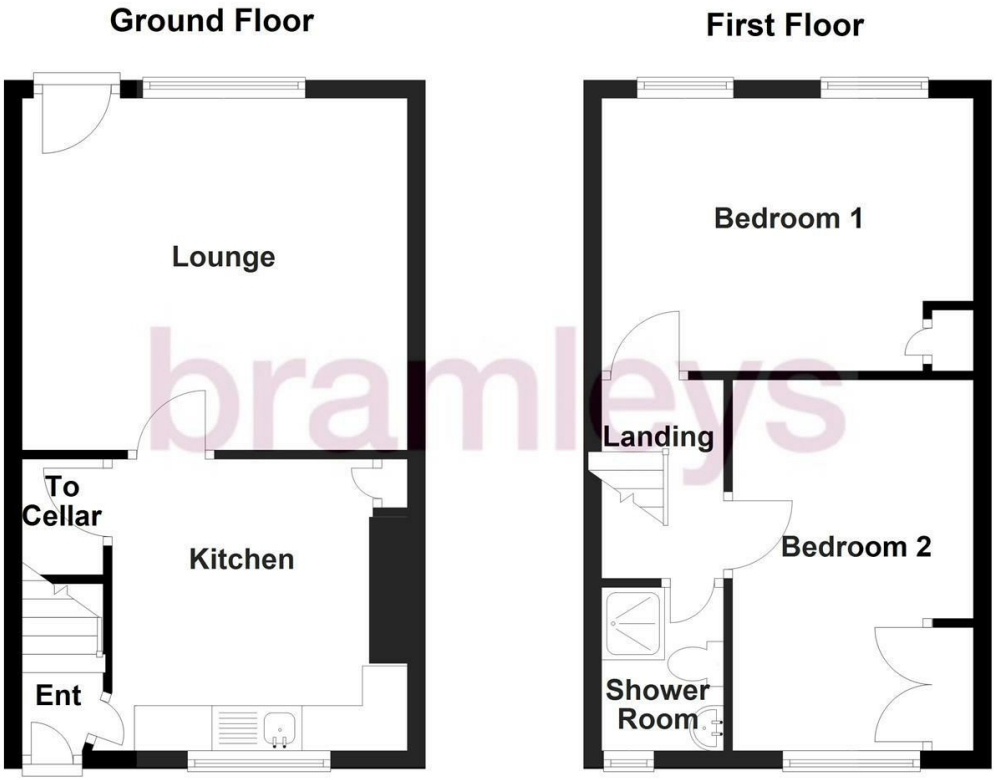
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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 on 01484 530361.



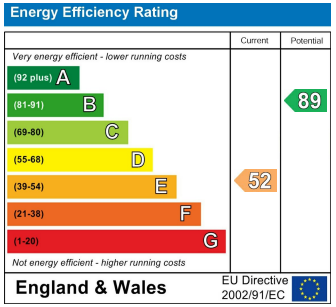
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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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