



86 Hall Bower Lane, Hall Bower, Huddersfield, HD4 6RN

£200,000

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This semi-detached property presents a unique opportunity for those seeking a project with great potential. Boasting lovely rural viewings, no vendor chain and private lawned gardens with driveway providing off road parking and detached garage. Requiring full refurbishment and some adapting of the current layout, allowing a buyer to tailor every aspect to their own taste and style and offering potential to be extended subject to all necessary consents.

This is a rare opportunity to invest in a home that enjoys a picturesque setting and briefly comprises: entrance hall, lounge, kitchen, shower enclosure, dining room with wc, first floor bathroom, two bedrooms and kitchenette (formerly bedroom 3).



GROUND FLOOR:

Entrance Hall

A uPVC entrance door gives access to the entrance hall which has a staircase rising to the first floor.

Lounge

12'11" x 11'10" plus bay (3.94m x 3.61m plus bay)

The lounge has a gas fire and a large uPVC double glazed bay window which enjoys rural views.

Kitchen

6'2" x 5'10" (1.88m x 1.78m)

The kitchen has base units with inset stainless steel sink, wall mounted shelving, gas cooker point and space for a tall fridge freezer. There is a uPVC double glazed window and access to the dining room. A former pantry has been converted into a tiled shower enclosure.

Dining Room

9'10" x 8'3" (3.00m x 2.51m)

Having fitted drawers within one alcove and a uPVC double glazed window. An enclosed wc has been installed within the corner of this room with hand wash basin.

FIRST FLOOR:

Landing

Having a uPVC double glazed window.

Bedroom 1

11'7" x 10'2" (3.53m x 3.10m)

A double room with gas fire and a uPVC double glazed window which enjoys pleasant rural views.

Bedroom 2

10'5" x 9'3" (3.18m x 2.82m)

Situated to the rear and having a fitted cupboard which

houses the immersion and water tank. There is a uPVC double glazed window to the rear which overlooks the rear garden.

Kitchenette/Bedroom 3

5'8" x 6'7" (1.73m x 2.01m)

Originally bedroom 3, this room has been fitted with a range of wall and base units with inset sink and a uPVC double glazed window to the front.

Bathroom

The bathroom has a high flush wc, cast iron bath tub, pedestal wash hand basin and part tiling to the walls. There is a uPVC double glazed window to the rear.

OUTSIDE:

To the front is a driveway which provides off road parking and leads to a detached garage with up and over door. The garage measures 17'7 x 8'10 and has a side personal door. To the side of the property is a built in garden store which houses the electrics, has an internal water tap and plumbing for a washing machine. Please note there is a section of land to the side of the garage which belongs to Kirklees. This is leased for approximately £40 per annum. There are lawned gardens to front and rear with shrub hedging on the perimeter.

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.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) and proceed through the traffic lights at Folly Hall and continue along the main road to the traffic lights at Lockwood Bar. Turn left at the traffic lights into Woodhead Road, take the left hand fork

into Lockwood Scar and proceed up the hill. Proceed through the traffic lights into Jackroyd Lane and continue for approximately 3/4 of a mile as it becomes High Lane. Hall Bower Lane can be found on the right hand side and the property is situated on the left.

TENURE:

Freehold - purchased in 1995.

COUNCIL TAX BAND:

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MORTGAGES:

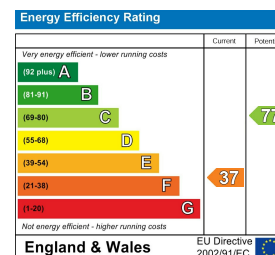
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







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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