



35 Ravensknowle Road, Huddersfield, HD5 8BN

£100,000

bramleys

Located in the popular residential area of Moldgreen, this well presented 1 bedroom, back to back property. Offering ready to move into accommodation, the property would make an ideal purchase for a professional couple, first time buyer or investor buyer alike.

With well proportioned living space throughout, the property also has a lower ground floor cellar which provides excellent storage space.

Externally there is a low maintenance patio garden to the front.

Ideally positioned for access to local amenities, the property is conveniently located for Almondbury village, Huddersfield town centre, as well as excellent commuter links.

An early viewing is highly recommended to appreciate all that this property has to offer.



## GROUND FLOOR:

Enter the property via an external door:-

### Living Kitchen/Dining Room

15'7" x 11'7" (4.75m x 3.53m)

To the living area there is a central heating radiator, uPVC double glazed window to the front elevation and stairs leading up to the first floor landing. The kitchen area is fitted with a range of wall, drawer and base units, laminate work surfaces and a stainless steel sink with side drainer and panelling to the splashbacks. Integrated appliances comprise of a 4 ring gas hob with oven and extractor hood over, space for a dishwasher and fridge freezer.

## FIRST FLOOR:

### Landing

### Bedroom

9'1" x 14'0" max (2.77m x 4.27m max)

With a central heating radiator, useful storage cupboard and twin uPVC double glazed windows to the front.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin with vanity unit beneath, and a panelled bath with showerhead attachment. There is panelling to the splashbacks, a central heating radiator and a useful storage cupboard.

## OUTSIDE:

To the front of the property there is a flagged patio area and steps which lead up to front door.

## 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:

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:

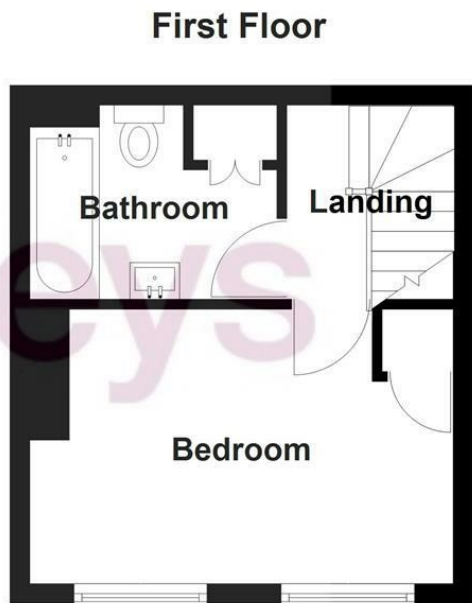
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

Please call our office to book a viewing on 01484 530361.







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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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