135 New Hey Road, Huddersfield, HD3 4FL

£215,000

bramleys

NO UPPER CHAIN

This tidy well maintained semi-detached property is offered for sale with no vendor chain and vacant possession. Enjoying low maintenance gardens to front and rear, driveway and garage. The property has gas fired central heating, uPVC double glazing, security alarm and has accommodation briefly comprising: ground floor entrance vestibule, lounge, dining room and separate extended kitchen, first floor landing, 2 double bedrooms both with fitted wardrobes, bedroom 3/box room and modern 3 piece shower room. An ideal purchase for a first time buyer/young family, being well placed for nearby amenities, well regarded local schools and the M62 motorway network.

GROUND FLOOR:

Entrance Vestibule

A front entrance door gives access to the entrance vestibule which has a central heating radiator and staircase rising to the first floor level.

Lounge

13'0" x 12'11" (3.96m x 3.94m)

The lounge has a feature bow window which lets in plenty of natural light, there is a marble fireplace surround with gas fire, wall light points and a central heating radiator.

Dining Room

16'0" x 10'11" (4.88m x 3.33m)

A spacious second reception room which has two uPVC double glazed windows, two central heating radiators and a wall mounted gas fire.

Kitchen

9'10" x 8'8" (3.00m x 2.64m)

The kitchen has a range of fitted wall and base units with working surfaces over with inset sink unit and tiled walls, integrated appliances include gas hob, eye level double oven, extractor fan, fridge, freezer and plumbing for a washing machine. An external door leads out to the rear patio garden and there are two uPVC double glazed windows.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window to the side and access to the loft.

Bedroom 1

11'3" x 10'0" (3.43m x 3.05m)

This double room has an extensive range of fitted wardrobes, matching overbed storage cupboards, dressing table and twin bedside cabinets. Also having a central heating radiator and a uPVC double glazed window.

Bedroom 2

10'8" x 7'4" to wardrobe doors (9'6" max) (3.25m x 2.24m to wardrobe doors (2.90m max))

This double room is situated to the rear and has 6 door fitted wardrobes to one wall, a central heating radiator and a uPVC double glazed window.

Bedroom 3/Box Room

6'10" to bulkhead x 5'6" (2.08m to bulkhead x 1.68m)

Having storage built in above the bulkhead, a central heating radiator and a uPVC double glazed window.

Shower Room

Having tiled walls and modern three piece suite comprising shower enclosure, vanity sink with fitted storage, wc, chrome ladder style radiator and a uPVC double glazed window.

OUTSIDE:

To the front of the property, there is a low maintenance gravelled garden area and space to park 1 car. There is also a side integral store which houses the electric meter. The shared driveway provides access to the single detached garage at the rear, where is also access to a gated patio garden, bin storage and an external water tap.

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 Trinity Street (A640) and proceed straight ahead at the roundabout into Westbourne Road. Continue straight ahead up New Hey Road and on reaching the roundabout continue straight ahead onto New Hey Road. Continue along this road and before the left turn off onto Tanyard Road the property can be found on the left hand side.

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.

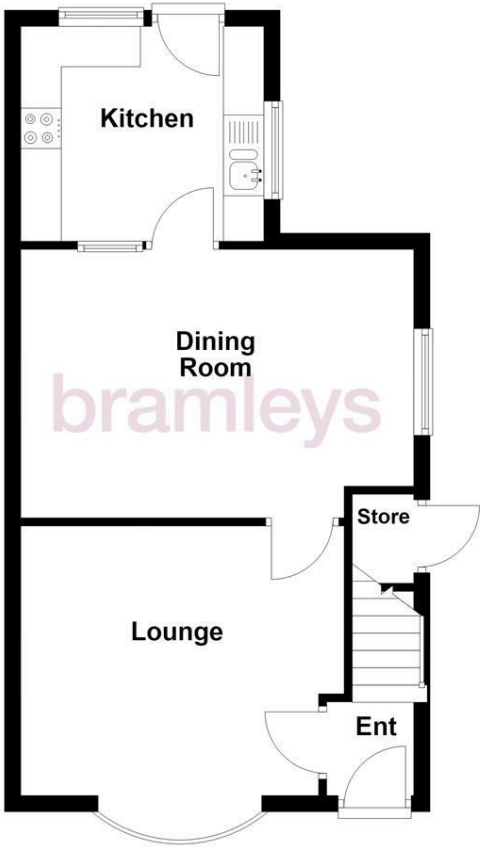
ONLINE CONVEYANCING SERVICES:

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.

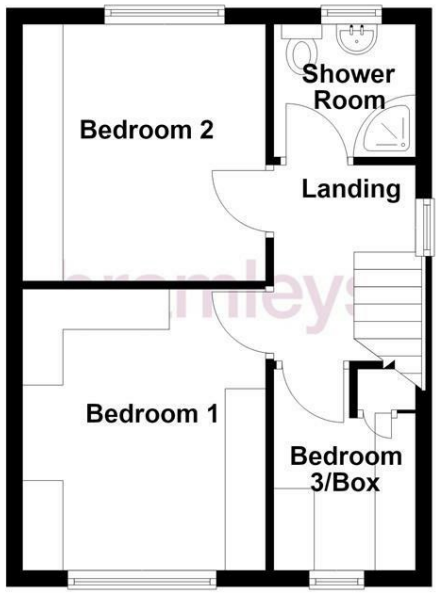
VIEWINGS:

Please call our office to book a viewing 01484 530361.

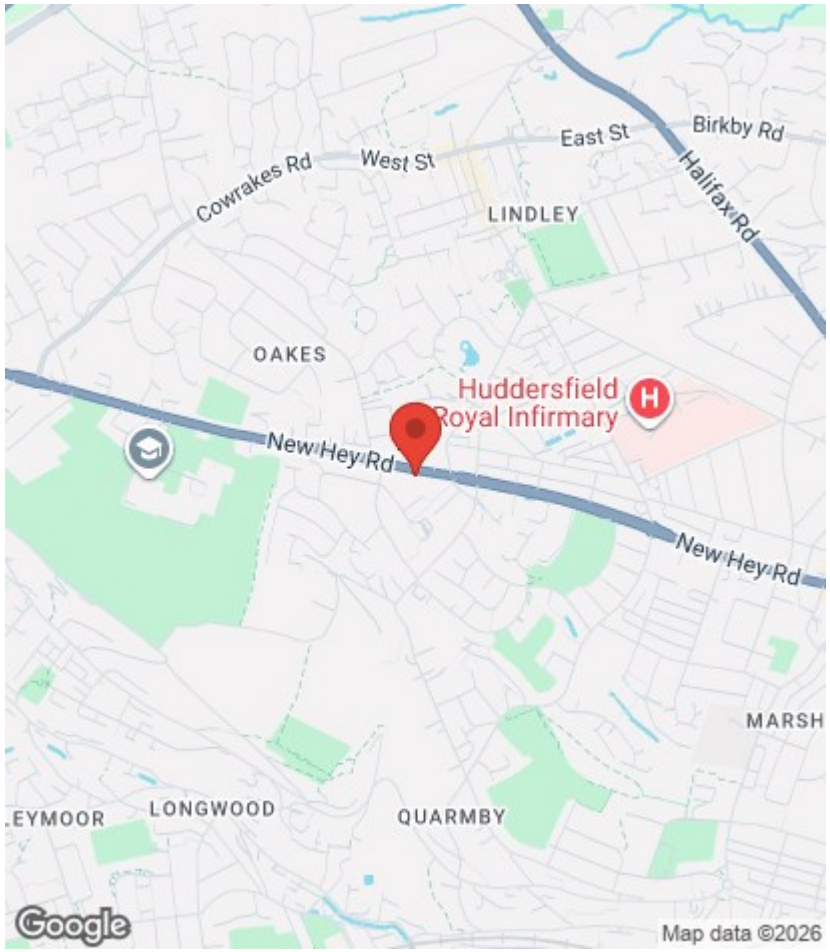
Ground Floor

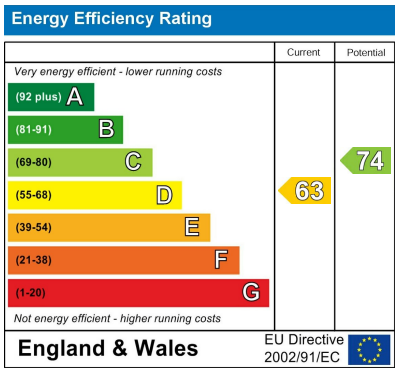


First Floor



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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