



101 College Street, Crosland Moor, Huddersfield, HD4 5EB
£75,000

bramleys



NO UPPER CHAIN

This 2 bedroom, end terraced property is located in the popular area of Crosland Moor. The property is fitted with uPVC double glazing and gas fired central heating, together with garden areas to the front and side. However does require a programme of modernisation and improvement works.

Forming an ideal purchase for the investor buyer, an internal viewing is recommended to appreciate the potential on offer.

Energy Rating: D



GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

With steps leading up to the first floor landing and a door accessing the living/kitchen.

Living Kitchen

15'0" x 15'3" (4.57m x 4.65m)

With a central heating radiator, wall mounted pebble effect electric fireplace with decorative surround and mantel, wall and base units, laminate work surfaces, extractor hood and inset stainless steel sink with side drainer. There are twin uPVC double glazed windows which provide views to the front and side elevation, together with a door which leads to the cellar.



LOWER GROUND FLOOR:

Cellar

Providing additional storage.

FIRST FLOOR:

Landing

Bedroom

7'10" x 7'0" (2.39m x 2.13m)

With a central heating radiator and uPVC double glazed window to the front elevation.

Bedroom

10'7" x 9'2" (3.23m x 2.79m)

Having uPVC double glazed windows to the front and side elevations and a central heating radiator.

Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and shower cubicle with shower head attachment. There is a central heating radiator and uPVC double glazed window to the side elevation.



OUTSIDE:

To the front of the property there is a pathway which leads up to the front door and garden areas to both front and 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.

DIRECTIONS:

Leave Huddersfield via Manchester Road (A62) and proceed through the traffic lights at Longroyd Bridge. At the traffic lights in Thornton Lodge bear left into Blackmoorfoot Road, after passing through the cross roads, take a left turning into Nabcroft Lane and then left into College Street, where the property will be found immediately on your right hand side.

TENURE:

Leasehold - Term: 999 years from 1 January 1882

Rent : £4.0s.0d

Please note, the rent shown is historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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.

Ground Floor



First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			55
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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