

28 Lincroft Avenue, Dalton, Huddersfield, HD5 8DS

**£115,000**

bramleys





Situated on a cul-de-sac in Dalton, this mid townhouse presents a unique opportunity for those looking to create their ideal home. With a total area of 650 square feet, the property accommodation briefly comprises:- entrance hall, lounge, kitchen, first floor landing, two well-proportioned bedrooms and family bathroom. Requires a programme of modernisation and upgrading, this property provides the opportunity to tailor it to your personal taste.

The outdoor space includes gardens to both the front and rear, which are currently in need of landscaping, together with a garage located nearby.

Importantly, there is no vendor chain, making the purchasing process smoother for prospective buyers. The property is conveniently located, with local amenities in Moldgreen and Dalton just a short distance away. Additionally, Huddersfield town centre is only over two miles away, providing easy access to a wider range of shops, restaurants, and services.

This townhouse is perfect for those with a vision and the desire to invest in a property that requires refurbishment. With its potential and prime location, it is an opportunity not to be missed.





## GROUND FLOOR:

Enter the property through a uPVC external door into:-

### Entrance Vestibule

A further door leads into the lounge.

### Lounge

13'8" to staircase x 12'1" (4.17m to staircase x 3.68m)

Having an open staircase and a uPVC double glazed window to the front elevation.

### Kitchen

12'2" x 9'11" (3.71m x 3.02m)

The kitchen has a stainless steel sink unit, electric cooking point, plumbing for washing machine and houses a central heating boiler. There is also a central heating radiator, uPVC double glazed window to the rear and an external door.

## FIRST FLOOR:

### Landing

The landing has access to the loft which has a pull down ladder.

### Bedroom 1

13'1" x 12'2" (3.99m x 3.71m)

A double room with two uPVC double glazed windows.

### Bedroom 2

9'10" x 6'7" (3.00m x 2.01m)

Having a uPVC double glazed window and built-in wardrobe.

### Bathroom

Having part tiled walls and suite comprising bath, wc, pedestal wash hand basin. There is also a uPVC double glazed window.

## OUTSIDE:

The property has gardens to both front and rear which require extensive landscaping. There is also a garage located in a block of garages nearby.





## 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:

From Huddersfield travel out on the main Wakefield Road passing through the traffic lights at Aspley and Moldgreen continuing along the main road and after passing Ravensknowle Park on your right hand side, turn immediately right into Ravensknowle Road, after a short distance turn left into Brian Avenue, first left into Earls Avenue following this round to the right and Lincroft Avenue can be found on your right hand side. The property is towards the end of this road.

## TENURE:

Leasehold - Term: 999 years from 01/01/1968
Ground Rent: £TBC

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## 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.

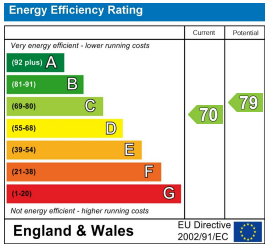
## VIEWINGS:

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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