

64 St. Johns Road, Huddersfield, HD1 5EY

£150,000

bramleys



This deceptively spacious 2 bedroom, stone built corner terraced property is situated in this popular residential locality, within 1 mile of Huddersfield town centre. The property would make an ideal purchase for the first time buyer or investor buyer alike.

Being offered for sale with vacant possession upon legal completion, the property has gas fired central heating, good sized lounge, spacious dining kitchen, lower ground floor storage cellar, first floor landing, 2 double bedrooms and family bathroom. The loft provides a boarded space for light storage and has a Velux window. Requiring some moderniation and improvement works, once completed will provide a most spacious property, with further potential within the lower ground floor and loft space (subject to any necessary planning consents)

Only by a personal inspection can one truly appreciate the size, position and potential of this stone built property.





GROUND FLOOR:

Enter through an external door.

Entrance Hall

With part panelling to the walls, ceiling coving, central heating radiator, staircase rising to the first floor and access into:-

Lounge

16'0" x 13'11" (4.88m x 4.24m)

This generous reception room is fitted with a sash window, stripped floorboards, decorative ceiling rose, deep skirting boards and a Victorian style fireplace with marble surround and a tiled hearth.

Dining Kitchen

16'0" x 13'11" (4.88m x 4.24m)

A most spacious dining kitchen, currently fitted with base and wall cupboards with working surface over, built-in electric oven, gas hob, part tiled splashbacks, beams to ceiling, stripped floorboards, attractive fireplace with space for a wood burning stove and 2 sash windows. A door leads through to a inner lobby/utility space.

Inner Lobby/Utility Area

Which has plumbing for a washing machine and space for a dryer.

LOWER GROUND FLOOR:

Cellar

Housing the Worcester Bosch boiler and leads into a second cellar room.

FIRST FLOOR:

Landing

With loft access point.

Bedroom

16'3" x 14'0" (4.95m x 4.27m)

This generous double bedroom has a cast iron style fireplace, wood panelling to the ceiling, built-in wardrobe and 2 uPVC windows.

Bedroom

13'11" x 13'8" (4.24m x 4.17m)

With stripped floorboards, uPVC window to the rear, cast iron fireplace, central heating radiator and recessed storage.





Bathroom

Being part tiled to the walls and furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and bath with antique style shower attachment. There is a chrome heated towel rail/radiator and a sash window.

LOFT:

Part boarded to provide additional light storage.

OUTSIDE:

To the front of the property a path leads up to the front door, where there is adjacent lawned garden, mature trees and hedgerow. To the rear there is a an enclosed garden which provides a paved seating area, water tap and a timber gate provides access to the back lane.

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:

Leasehold - Term: 999 years from 25 March 1870
Ground Rent : £2 per annum

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.

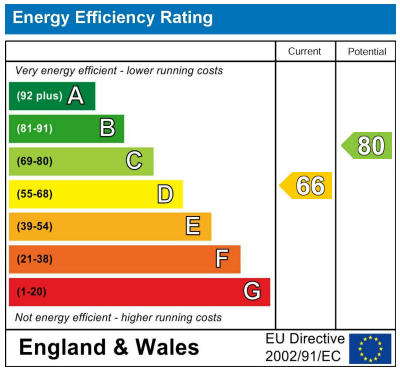








NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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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