



139 Moor Lane, Huddersfield, HD4 7JN

£220,000

bramleys

NO UPPER CHAIN

Situated in the popular and sought-after village of Netherton, is this 2 bedroom semi-detached true bungalow. Extending to approximately 580 sq ft, the accommodation comprises two well proportioned bedrooms, a comfortable reception room, kitchen and bathroom, making it an ideal choice for those looking to downsize or seeking the convenience of a home arranged on one level.

The property benefits from gas-fired central heating and uPVC double glazing, although some modernisation and improvement works are required, which have been reflected in the asking price. This presents an excellent opportunity for a prospective purchaser to update the accommodation and create a home tailored to their own tastes and requirements.

Externally, gardens to both the front and rear provide scope for landscaping and creating attractive outdoor spaces to enjoy throughout the warmer months. A side driveway provides convenient off-road parking and leads to a detached single garage, offering additional storage and practicality.

Offering plenty of potential in a popular village setting, this two-bedroom bungalow is well worth viewing by those seeking a property with scope to improve and make their own.



GROUND FLOOR:

Enter the property through a side external door into:-

Entrance Hall

With a central heating radiator and access into the lounge.

Lounge

17'9" x 12'7" (5.41m x 3.84m)

Situated to the front of the property, having a central heating radiator, uPVC double glazed window, wall light points, and a fitted gas fire with stone fire surround and mantel above.

Kitchen

10'7" x 6'10" (3.23m x 2.08m)

Fitted with a range of matching wall and base units, laminated work surfaces, built-in gas hob with split level oven and grill, part tiled walls, plumbing for a washing machine, stainless steel sink unit with mixer taps and side drainer, and a uPVC double glazed window.

Bedroom 1

11'10" x 9'10" (3.61m x 3.00m)

With a central heating radiator, uPVC double glazed window and built-in wardrobes.

Bedroom 2

8'8" x 8'5" (2.64m x 2.57m)

With a central heating radiator and uPVC double glazed window.

Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash basin and shower cubicle. There is a chrome ladder style radiator and uPVC double glazed window.

OUTSIDE:

The property has gardens to both front and rear, side driveway providing off road parking and a detached single garage.

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:

B

MORTGAGES:

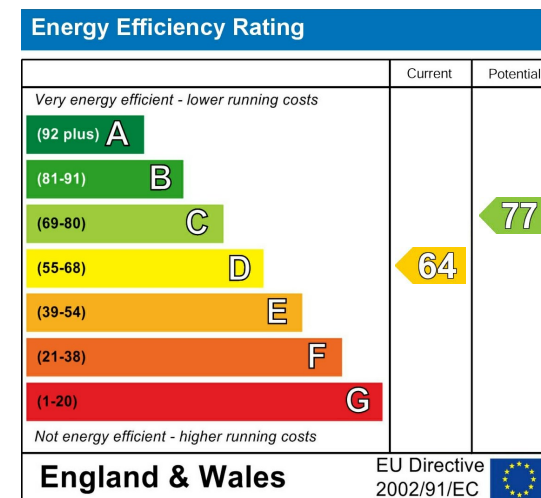
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

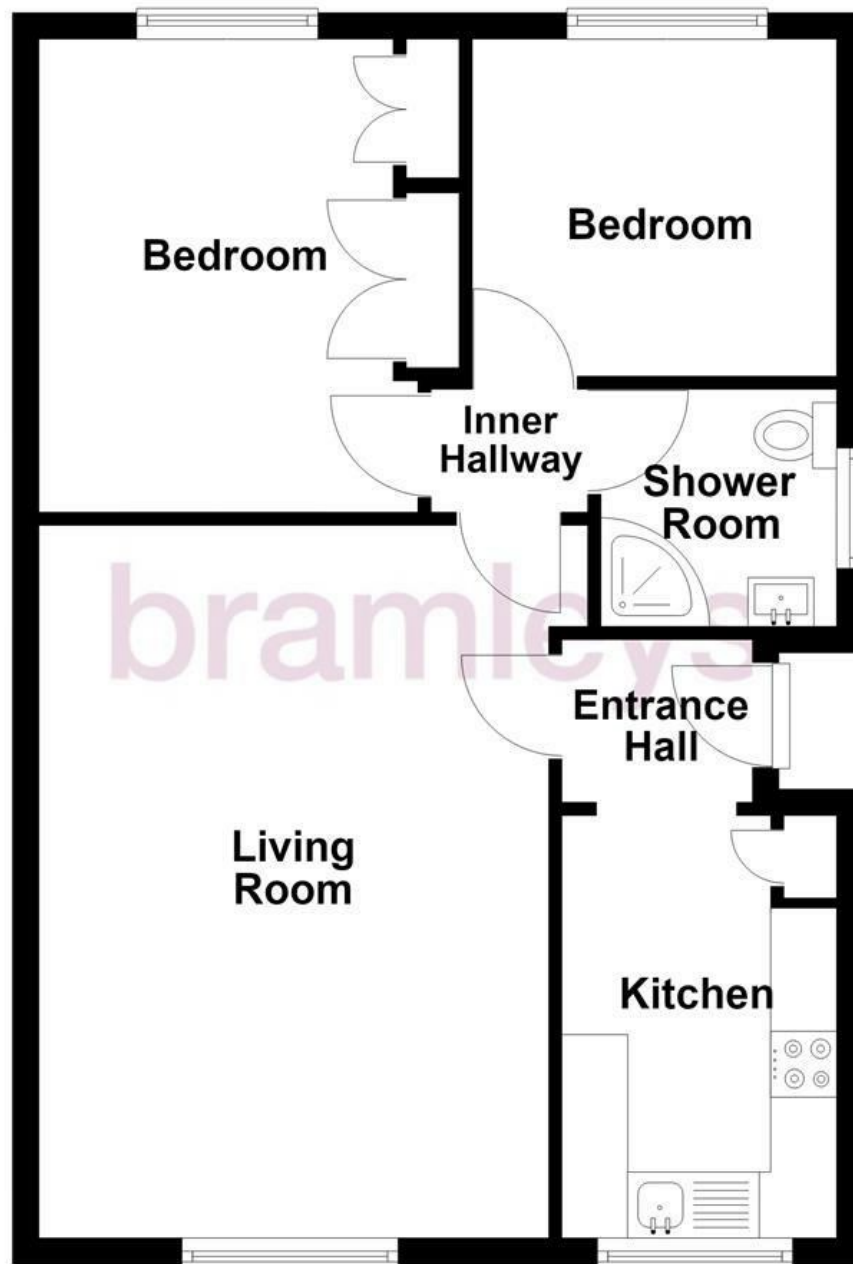
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

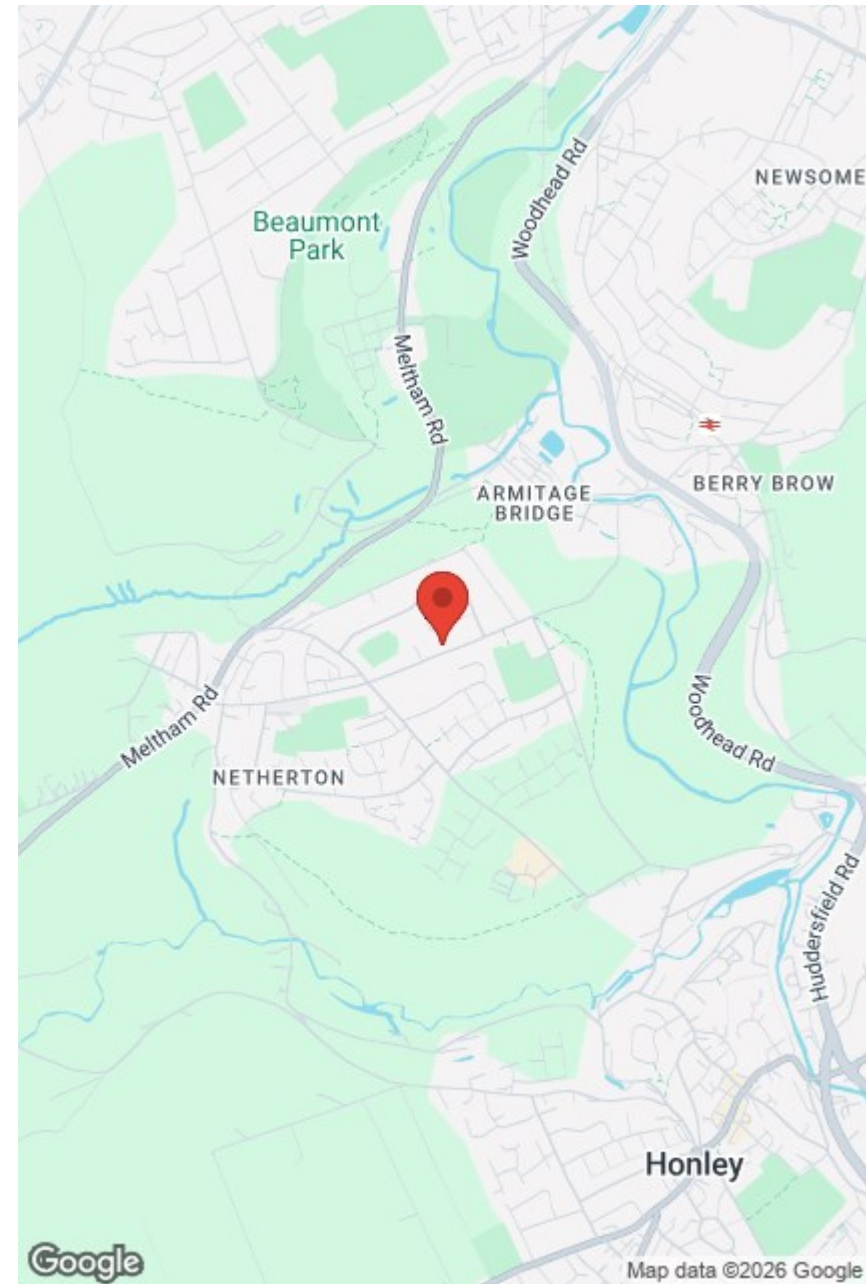
Please call our office to book a viewing on 01484 530361.



Ground Floor



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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