21 Clement Street, Birkby, Huddersfield, HD1 5HE

£115,000

bramleys

NO UPPER CHAIN

This well maintained double fronted back-to-back terraced property, is offered for sale with no vendor chain and vacant possession. An excellent opportunity for first-time buyers or young families seeking a comfortable home which has been recently decorated. The accommodation briefly comprises of a spacious lounge, separate kitchen which is on the same floor as the lounge, lower ground floor cellar, first floor landing, two well-proportioned bedrooms at first floor, 3 piece shower room and attic room to the second floor. Also having a modern central heating boiler, uPVC double glazing and low maintenance garden to the front.

The proprty is conveniently situated near local amenities and is just a short distance from Huddersfield town centre, where there are supermarkets, Huddersfield university, railway station, restaurants, and recreational facilities.

GROUND FLOOR:

Enter the property via a uPVC external door into:-

Lounge

14'10 x 13'7 (4.52m x 4.14m)

This good sized reception room is fitted with laminate flooring, a central heating radiator and a uPVC double glazed window to the front.

Kitchen

11'9 x 4'11 (3.58m x 1.50m)

Fitted with a range of wall and base units with working surfaces over and a stainless steel sink unit. Also having an integrated oven, gas hob with extractor fan over and space and plumbing for a washing machine. There is space for a tall fridge freezer, access to the cellar and a uPVC double glazed window. The kitchen also houses the central heating boiler.

LOWER GROUND FLOOR:

Cellar

11'11 x 10'0 (3.63m x 3.05m)

Providing additional storage space, fitted with a central heating radiator, power and lighting. The fuse box is also located here.

FIRST FLOOR:

Landing

Having a staircase rising to the second floor attic room.

Bedroom 1

10'11 x 10'2 (3.33m x 3.10m)

This light and airy double room has a feature cast iron fireplace, central heating radiator and a uPVC double glazed window.

Bedroom 2

9'9 x 9'3 (2.97m x 2.82m)

A good size second bedroom with a central heating radiator and uPVC double glazed window.

Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and shower enclosure. There is also an extractor fan and fully tiled floor.

SECOND FLOOR:

Attic Room

19'6 x 9'1 (5.94m x 2.77m)

This useful attic room is accessed via a staircase from the landing and has a central heating radiator, eaves storage and a Velux window.

OUTSIDE:

The front garden is screened from the roadside via privet hedging which also provide privacy. The garden is paved and low maintenance.

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 St Johns Road which then becomes Wheathouse Road, take a left hand turning into Osbourne Road. Take the second left into Clement Street where the property can be found on the left hand side.

TENURE:

Freehold

Please note, there is a separate freehold title and leasehold title for the property, however we confirm that both are included with the property sale.

COUNCIL TAX BAND:

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MORTGAGES:

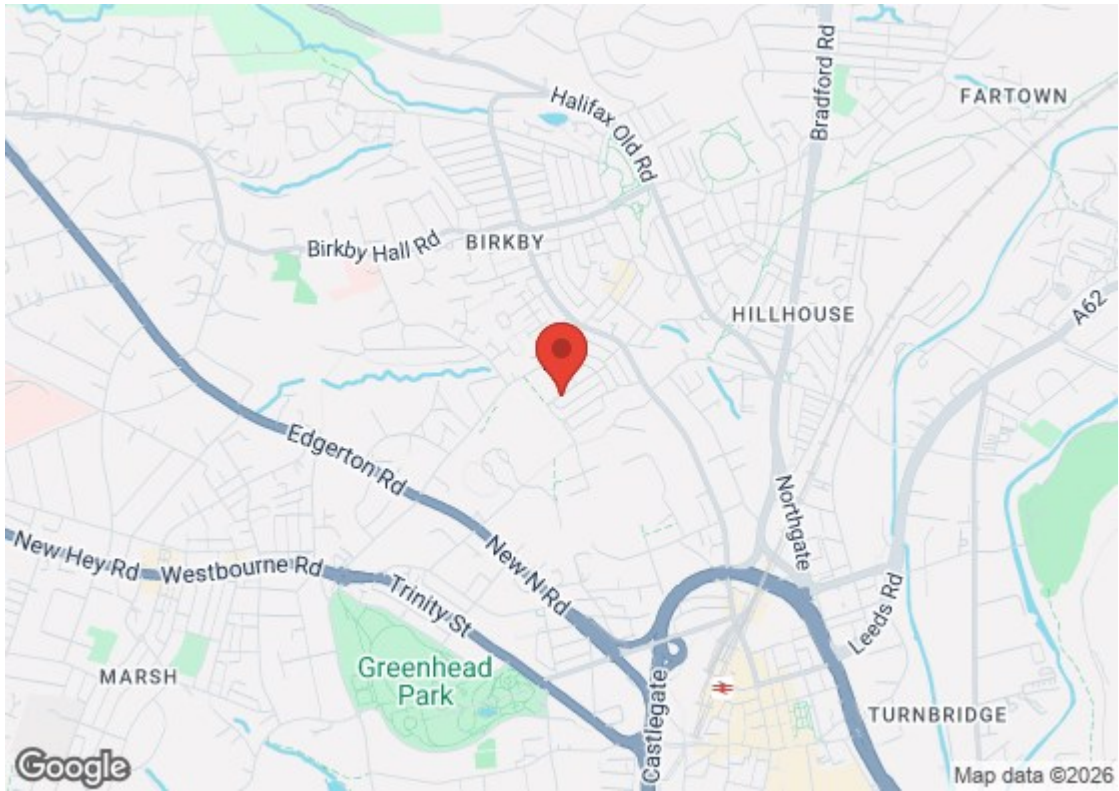
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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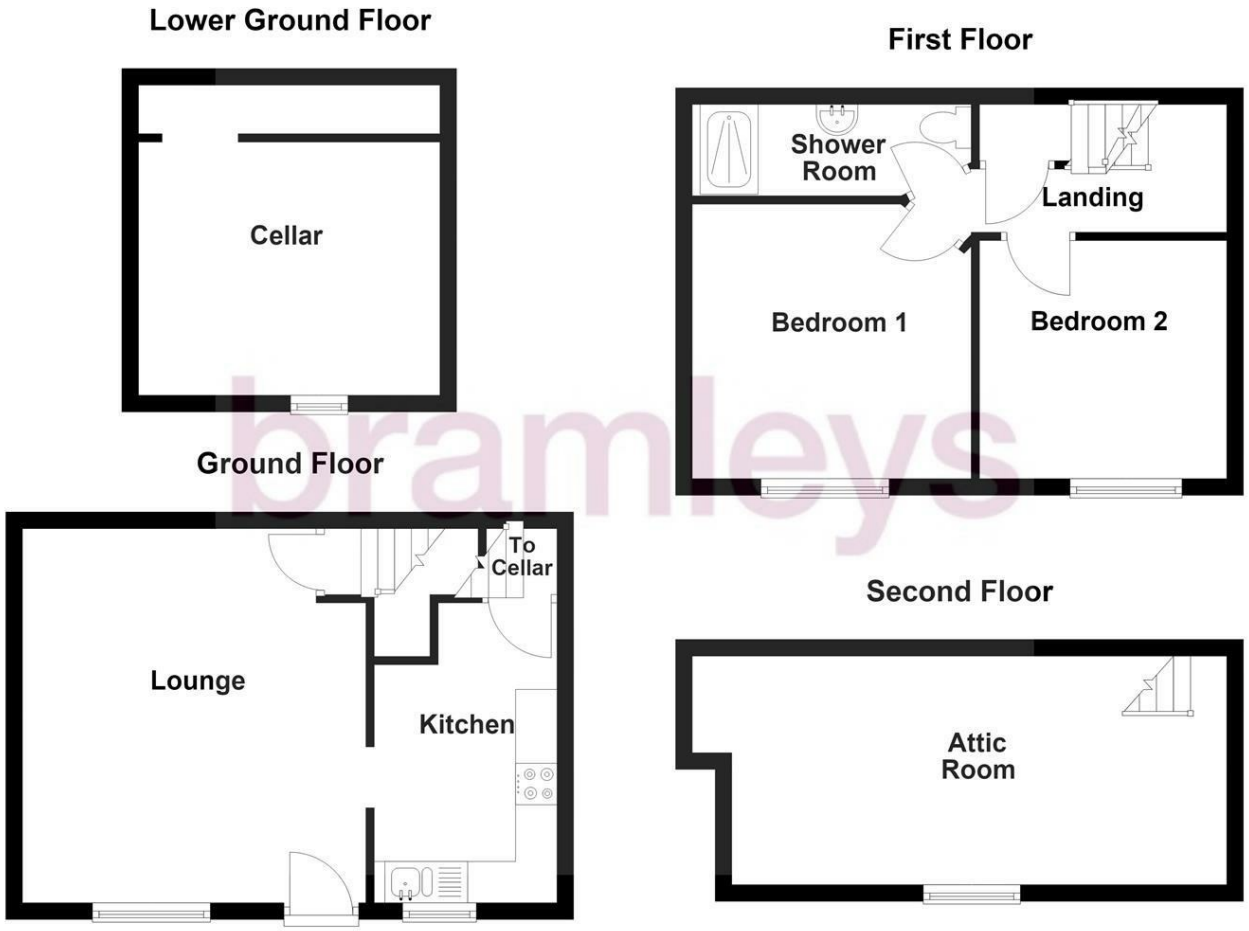
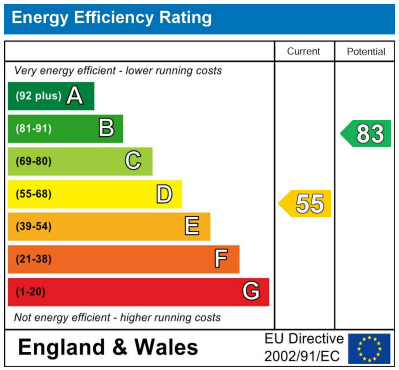


NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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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