50 St. Pauls Road, Kirkheaton, Huddersfield, HD5 0EX

£240,000

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This immaculately presented semi-detached property offers accommodation ready to move straight into. Having a welcoming entrance hall, spacious lounge/dining room, fitted kitchen with integrated oven and hob, three piece bathroom and two double bedrooms, with the master bedroom having two windows and being large enough to split into 2 rooms if required.

There is a modern central heating boiler, uPVC double glazing and a private, larger than average, garden comprising a flagged patio, lawn and additional garden towards the rear with greenhouse.

Additionally, the property boasts a large detached garage with an electric door, offering secure storage or the potential for a workshop. Ample off-road parking is also available via the driveway.

Situated within walking distance to the centre of Kirkheaton, this home is conveniently located near a variety of amenities and schools, making it an excellent choice for families or those seeking a vibrant community.

GROUND FLOOR:

Entrance Hall

A uPVC entrance door gives access to the entrance hall which has laminate flooring, a central heating radiator, staircase with under-stair store cupboard and oak doors to the lounge and kitchen.

Lounge Area

12'4" x 11'0" (3.76m x 3.35m)

A good sized open plan reception which spans the whole length of the property over 20ft and has dual aspect double glazed windows to front and rear. There is a fireplace surround with coal effect gas fire and a central heating radiator.

Dining Area within Lounge

8'1" x 7'11" (2.46m x 2.41m)

The dining area has a central heating radiator.

Kitchen

8'6" x 7'7" (2.59m x 2.31m)

Having a range of wall and base units with working surfaces over, tiled splash back, integrated electric hob and oven with extractor hood over, space and plumbing for a washing machine, ceramic sink with mixer tap. The kitchen also has a central heating radiator, side external door and a uPVC double glazed window to the rear.

FIRST FLOOR:

Landing

The landing has oak doors to the bedrooms and bathroom, a side uPVC double glazed window and access to the loft space.

Master Bedroom

11'8" x 15'0" max to wardrobe doors (3.56m x 4.57m max to wardrobe doors)

This lovely spacious double room has two uPVC double glazed windows to the front and is large enough to be split into two separate rooms if required. There are fitted wardrobes to one wall with sliding door fronts, built-in bulkhead storage and a central heating radiator.

Bedroom 2

10'3" x 8'6" (3.12m x 2.59m)

This second double room has a built-in storage cupboard which houses the modern central heating boiler, a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising bath with shower

attachment over and shower screen, low flush WC and pedestal wash hand basin. There is a chrome ladder style radiator, vinyl flooring and a uPVC double glazed window.

OUTSIDE:

To the front of the property there is a lawned garden with shrub borders. A tarmac driveway provides off road parking and leads to a large detached garage. To the rear, there is a flagged patio and a set of steps which lead down to a lawned area and then a further section of garden with greenhouse.

Garage

14'5" x 22'10" (4.39m x 6.96m)

The garage has an electric Hormann door to the front, internal power and lighting. The garage is over 12ft in height and tall enough to create storage within the roof space if required.

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 Wakefield Road (A629) in the direction of Waterloo. Pass through the traffic lights at Aspley and at the traffic lights with Moldgreen take a left hand turning into Broad Lane which in turn becomes Long Lane and then Crossley Lane. Continue on this road until its conclusion and at the mini roundabout at the bottom of School Lane take a left hand turning into St Andrews Drive. St Pauls Road can be found as a turning to the left. Once on this road turn right and the property can be found on the right hand side.

TENURE:

Freehold

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.

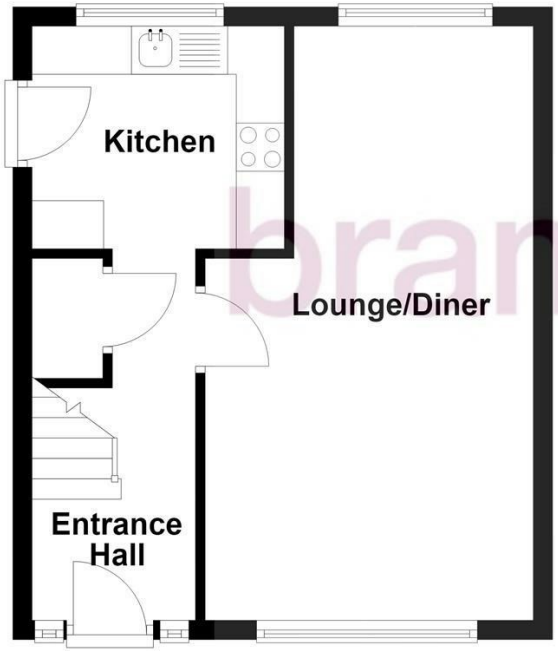
ONLINE CONVEYANCING SERVICES:

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.

Ground Floor



First Floor

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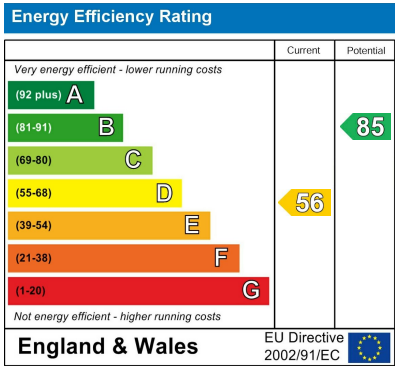
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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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