

28 Newsome Road, Newsome, Huddersfield, HD4 6NQ

£130,000

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SOLD WITH TENANT-IN-SITU

This mid terrace front back to back property presents an excellent opportunity for the buy-to-let investor, being newly decorated and carpeted and ready to move straight into. The house boasts well-proportioned bedrooms (no box rooms), including a versatile attic room, separate lounge with feature fireplace and stove, kitchen and useful cellar which provides further potential to convert, subject to all necessary consents. Externally there is a garden to the front, as well as an enclosed private garden to the rear, which could also be utilised for off road parking (subject to any necessary consents).

Situated close to Huddersfield town centre and the University, the location offers easy access to a variety of amenities and public transport links.

The current rental income for this property is £866 pcm.





GROUND FLOOR:

Entrance Vestibule

A wooden entrance door gives access to the entrance vestibule which has a central heating radiator and staircase rising to the first floor. A door leads into the lounge.

Lounge

14'3 max into bay x 11'9 (4.34m max into bay x 3.58m)

Having a uPVC double glazed bay window to the front and a central heating radiator.

Kitchen

14'7 x 7'8 (4.45m x 2.34m)

Having a useful under stair store cupboard and range of high gloss grey wall and base units with working surfaces over, stainless steel sink unit, integrated oven and electric hob, breakfast bar and external door to the rear garden. The kitchen also houses the central heating boiler and has a central heating radiator.

FIRST FLOOR:

Landing

The landing has access to the loft.

Bedroom 1

14'8 x 7'9 (4.47m x 2.36m)

This double room is accessed to the front, has two uPVC double glazed windows and a central heating radiator.

Bedroom 2

11'10 x 8'7 (3.61m x 2.62m)

Situated to the rear and having a central heating radiator and a uPVC double glazed window.

Bathroom

Having a three piece suite comprising bath with shower attachment over and screen, wc, wash hand basin, tiling to the walls and a uPVC double glazed window to the rear elevation.





OUTSIDE:

There are gardens to both front and rear. The rear garden could provide off road parking (subject to any necessary consents) as it has access off Malvern Road.

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 Chapel Hill (A616), take a left turn after the lights into Colne Road and then left on to Queen Street South. Follow the road to the right and proceed over the bridge. Continue straight ahead up Newsome Road where the property can be found on the right hand side next to the newsagents shop. Permit parking on roadside.

TENURE:

Freehold

COUNCIL TAX BAND:

A

MORTGAGES:

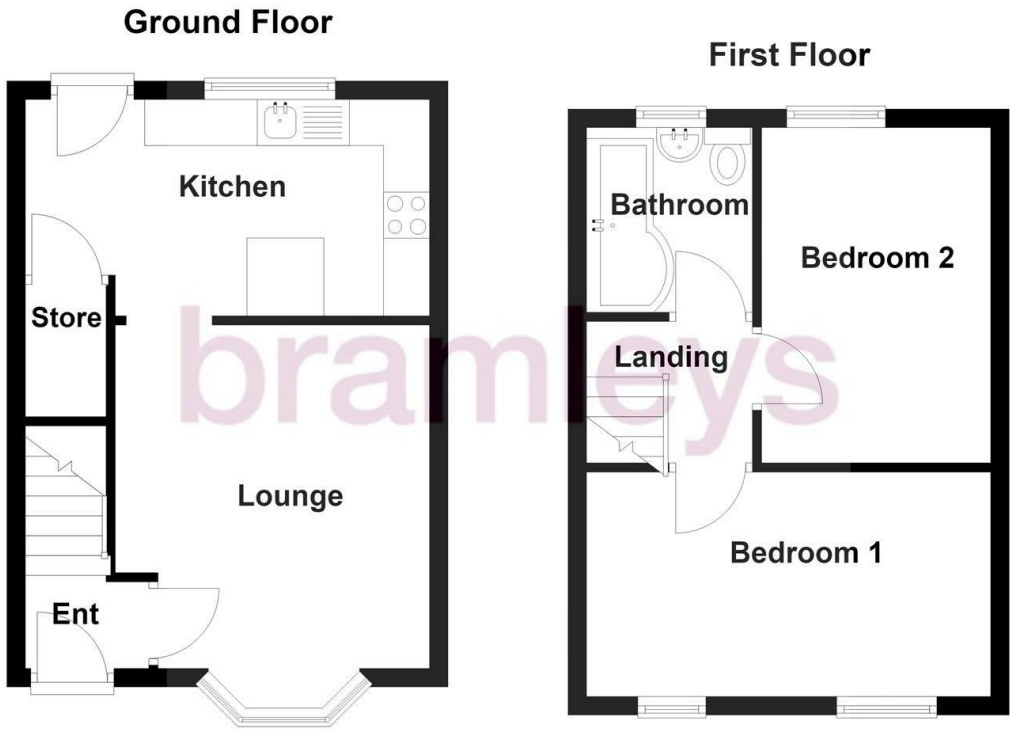
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

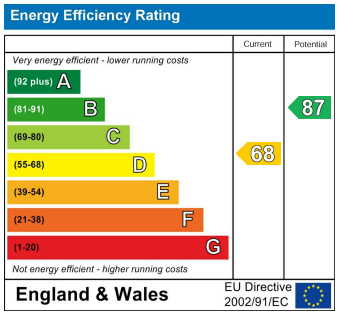
VIEWINGS:

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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