



16 Greenside Avenue, Huddersfield, HD5 8QQ

£210,000

bramleys

### NO UPPER CHAIN

Situated in the popular residential area of Waterloo, this 3 bedroom semi-detached property is ideally located close to a range of local amenities, schools and excellent commuter links making it an ideal purchase for first time buyers or a growing family.

Offered with the benefit of vacant possession and no upper chain, the property presents an excellent opportunity for a buyer to modernise and create a home to their own tastes. The accommodation layout briefly comprises:- entrance hall, lounge, dining room, a fitted kitchen, first floor landing, 3 well proportioned bedrooms and a family bathroom.

Externally, the property benefits from gardens to both the front and rear, together with a driveway to the side which provides off street parking and access to the detached garage.

Early viewings are highly recommended to appreciate the potential this property has to offer.



## GROUND FLOOR:

Enter the property via an external door into:-

### Entrance Hall

Where there are stairs leading up to the first floor landing and access to the living room and kitchen.

### Living Room

13'6" x 10'6" (4.11m x 3.20m)

There is a uPVC double glazed bay window to the front elevation, a gas fire and a set of French doors leading to the dining room.

### Dining Room

10'6" x 7'4" (3.20m x 2.24m)

Fitted with an electric wall mounted heater and uPVC double glazed window to the rear elevation.

### Kitchen

9'11" x 7'4" (3.02m x 2.24m)

Comprising a range of wall, drawer and base units, granite work surfaces with a stainless steel sink and drainer. There is tiling to the splashbacks, an electric wall mounted heater, uPVC double glazed window to the rear elevation and an external door leading to the side. There are also 2 useful storage cupboards. Integral appliances include a 4 ring gas hob with oven and extractor hood.

## FIRST FLOOR:

### Landing

With a uPVC double glazed window to the side elevation and access to the loft via a loft hatch.

### Bedroom 1

11'8" x 6'7" (3.56m x 2.01m)

Fitted with a uPVC double glazed window to the front elevation.

### Bedroom 2

12'9" x 9'9" (3.89m x 2.97m)

There is a uPVC double glazed window to the rear elevation.

### Bedroom 3

7'3" x 7'5" (2.21m x 2.26m)

With a bulkhead storage cupboard and uPVC double glazed window to the front elevation.



## Bathroom

Furnished with a 3 piece suite comprising low flush WC, pedestal wash hand basin and panelled bath. There is tiling to the splashbacks, an electric wall mounted heater and uPVC double glazed obscure window to the rear elevation.

## OUTSIDE

To the front, there is a brick paved driveway leading to the detached garage and a low maintenance front garden which is of crazy paving design. The detached garage has an up and over door and windows to the side elevations. To the rear garden, there are steps leading down to the flagged area where there are pockets of shrubbery.

## 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 - 999 years from 1 November 1964

Rent : £8 per annum

## 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:

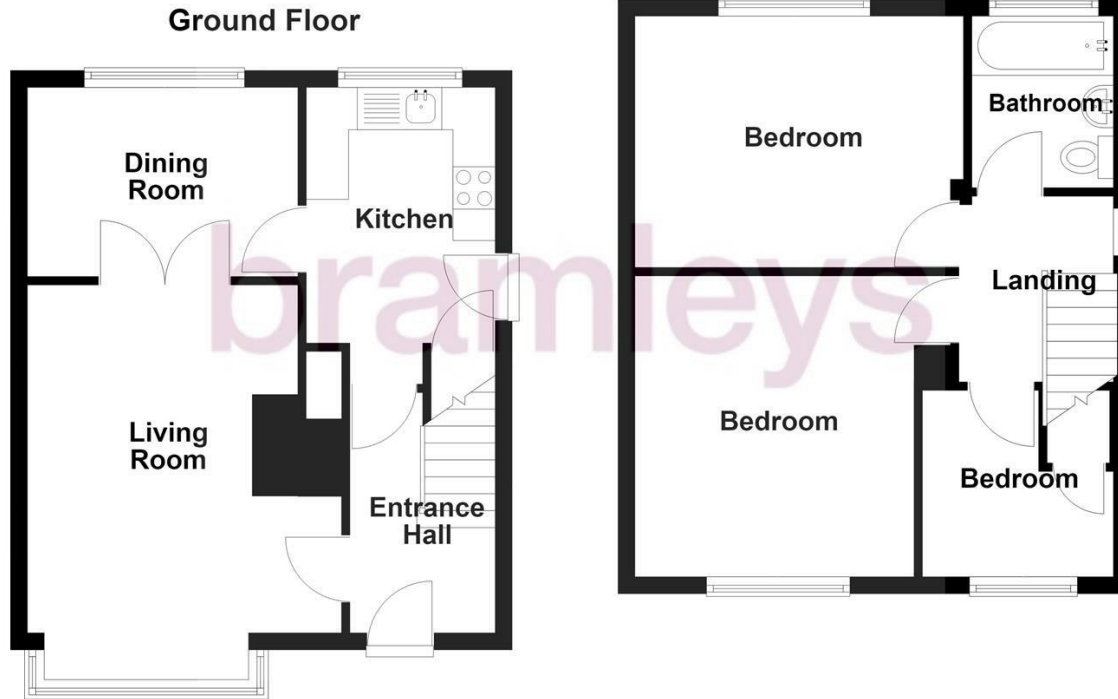
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

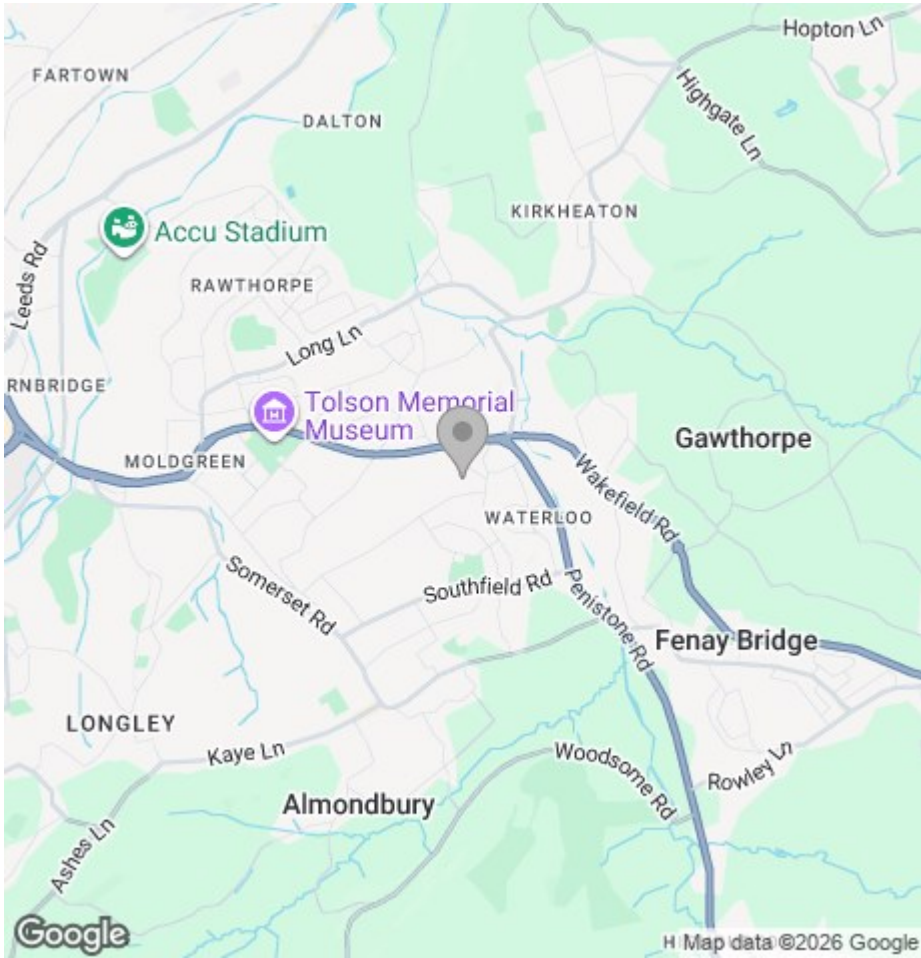
Please call our office to book a viewing on 01484 530361.







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



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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

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 75                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 47      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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