

72 Barcroft Road, Newsome, Huddersfield, HD4 6LD

£240,000

bramleys



This substantial double-fronted end terraced property (built 1870s) presents an excellent opportunity for those seeking a period property with lots of potential which they can refurbish and adapt to their own requirements. Boasting 3 well-proportioned bedrooms and 2 reception rooms, this home is perfect for a growing family. Enjoying a larger than average plot with pleasant aspect to rear, the property also benefits from a generous outdoor space that is ideal for gardening or outdoor activities, as well as having a driveway providing off-road parking along with a large detached garage with inspection pit, solar panels, useful cellar and ample built-in and fitted storage. While the home features modern windows to the front, it does require cosmetic improvements and refurbishment and is offered for sale with no vendor chain. Situated conveniently for Huddersfield town centre and local amenities, the property benefits from easy access to a variety of amenities, including shops, schools and recreational facilities. The property is also situated close to open countryside.

Energy Rating: D





GROUND FLOOR:

Enter the property via a uPVC entrance door into:-

Entrance Hall

Which has a central heating radiator and staircase rising to the first floor. The hallway has fitted storage.

Lounge

14'11 x 14'3 (4.55m x 4.34m)

This spacious lounge has a feature fireplace surround with living flame gas fire, a central heating radiator, wall light points and a uPVC double glazed window to the front elevation.

Dining Room

15'1 x 13'8 (4.60m x 4.17m)

This second reception room is also a good size enjoying high ceilings and a large uPVC double glazed window to the front which has a fitted window seat providing useful storage. There is an electric stove and a central heating radiator.

Kitchen

14'4 x 9'8 (4.37m x 2.95m)

The kitchen has a range of wall and base units with working surfaces over, tiled splashbacks and inset stainless steel sink unit. There is an electric cooking point, wall mounted extractor hood, space and plumbing for a washing machine and dishwasher and space for a tall fridge freezer. A sealed unit double glazed window with security shutter looks out over the rear garden.

Rear Vestibule

7'1 5'6 (2.16m 1.68m)

Being accessed from the kitchen via a stable door and having a single glazed window and external door.

LOWER GROUND FLOOR:

Cellar

Providing useful storage space and having a window.

FIRST FLOOR:

Landing

There is a sealed unit double glazed window and access to the loft.

Bedroom 1

13'0 x 11'8 (3.96m x 3.56m)

This large double bedroom has built in storage, fitted wardrobes, a central heating radiator and a uPVC double glazed window.

Bedroom 2

15'0 x 9'11 (4.57m x 3.02m)

Also having built-in storage, fitted wardrobes, a central heating radiator and a uPVC double glazed window.

Bedroom 3

9'8 x 6'2 (2.95m x 1.88m)

This single room has a central heating radiator and a uPVC double glazed window.

Bathroom

Another spacious room having a pedestal wash hand basin, large walk-in shower and extensive fitted storage cupboards to one wall. A uPVC double glazed window looks out over the garden with pleasant views beyond.

Separate WC

Having a WC and a sealed unit double glazed window.

OUTSIDE:

There is a gated driveway to the front which leads down the side of the property to the detached garage. The front garden has hedging on the border with gravelled section, paving and a raised flower bed. The rear garden is a good size, houses a shed and comprises a lawn with planted borders, seating area, flower beds, pond and stone steps lead down to a greenhouse.

Please Note: There is a section of garden to the rear which is leased from Kirklees Council for approximately £50 per annum.

Garage

19'6" x 10'1" (5.94m x 3.07m)

The garage has internal power, inspection pit and side personal door.

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) and upon reaching the traffic lights at Lockwood take a left hand turning onto Bridge Street. Bear left onto Lockwood Scar and proceed up the hill, taking the third right hand turning onto Barcroft Road where the property is located.

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.





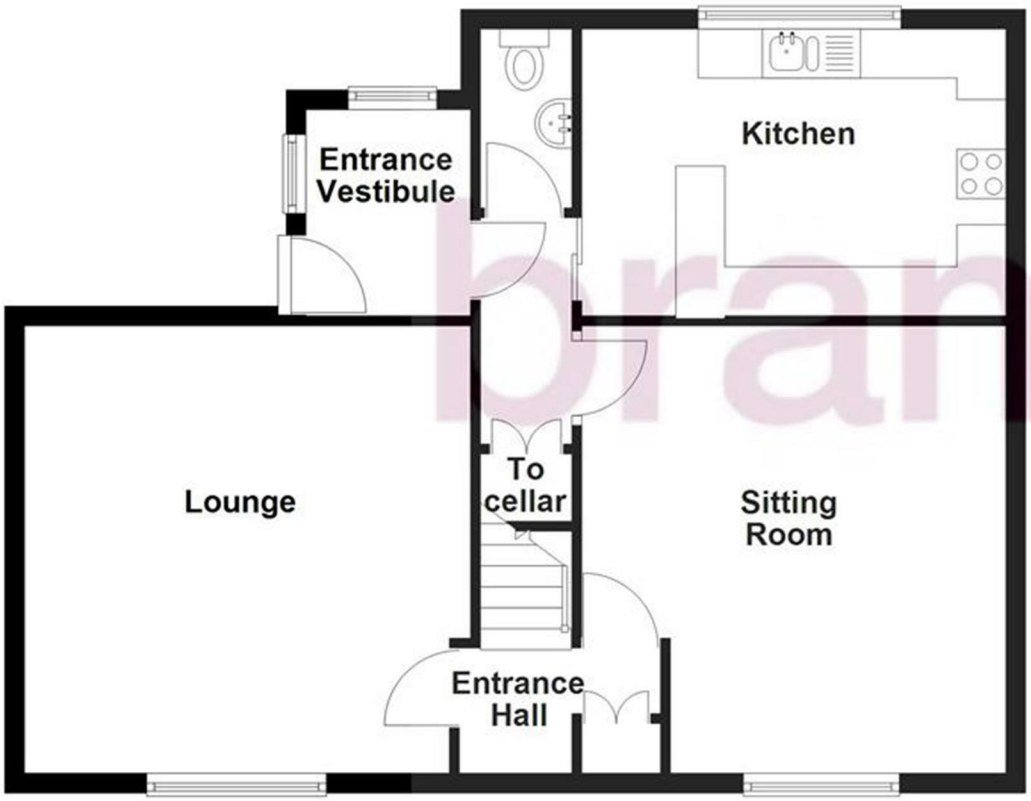




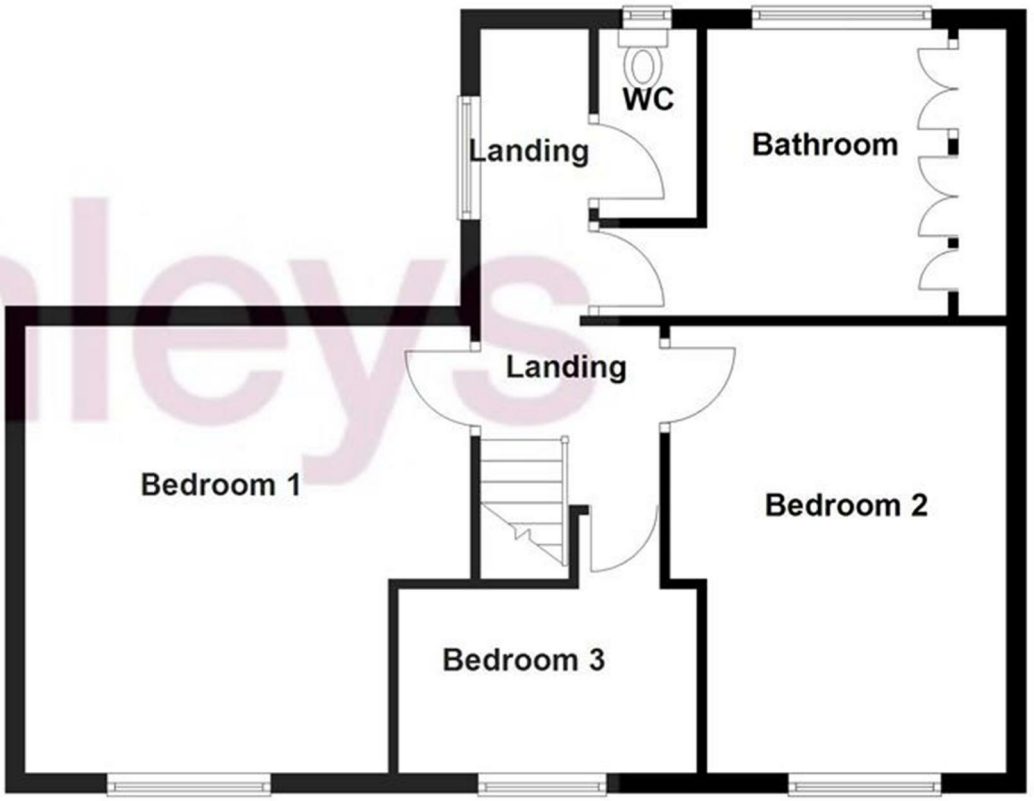


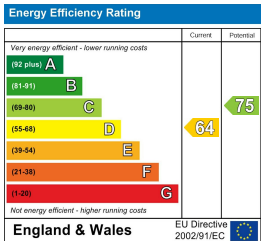


Ground Floor



First Floor





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