27 Warwick Avenue, Golcar, Huddersfield, HD7 4BX

Offers Around £175,000

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Situated in the desirable area of Golcar, this two bedroom semi-detached bungalow offers an excellent opportunity for buyers looking to create their ideal home. Offered with no upper chain and vacant possession, the property is ready for immediate purchase and renovation.

While the bungalow would benefit from modernisation and general uplifting, it presents fantastic potential for a range of buyers including growing families, downsizers, or investors looking to add value. Ideally positioned, the property is convenient for local schools, village amenities and commuter links, making it well placed for access to surrounding towns and transport networks.

The accommodation briefly comprises a welcoming entrance hallway, spacious living room, kitchen, two well-proportioned bedrooms and a bathroom. Externally, the property enjoys gardens to both the front and rear, providing pleasant outdoor space for relaxation or future landscaping. Further benefits include a detached garage and driveway, offering ample off-road parking.

This is a fantastic opportunity to acquire a bungalow in a sought-after location with excellent potential to modernise to your own taste.

Early viewing is highly recommended.

FIRST FLOOR:

Entrance Hall

Access via an external door into the entrance hall where there is two useful storage cupboards, wall mounted electric heater and access to the loft via a loft hatch.

Lounge

14'1 x 10'8 (4.29m x 3.25m)

A spacious lounge having a gas fire and a uPVC double glazed window to the front elevation.

Kitchen

9'11 x 7'6 (3.02m x 2.29m)

Having a range of wall, drawer and base units, laminate roll top work surfaces, a stainless steel sink and drainer unit with tiling to the splashbacks. There is space and plumbing for a washing machine, a uPVC double glazed window to the front elevation and a useful storage cupboard.

Bedroom

13'10 x 10' (4.22m x 3.05m)

Having a wall mounted electric heater, built in wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom

10'9 x 10'6 (3.28m x 3.20m)

Having a wall mounted electric heater and a uPVC double glazed window to the rear elevation.

Bathroom

A three piece suit comprising of a low flush W.C, wash hand basin and a panelled bath with a showerhead attachment. There is tiling to the splashbacks and a uPVC double glazed window to the side elevation.

OUTSIDE:

Detached Garage

With an up and over door and a window to the side elevation.

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 Manchester Road (A629), passing through the traffic lights at Longroyd Bridge, Thornton Lodge and Crosland Moor. After entering Milnsbridge turn right into Whiteley Street, bear left onto Yates Lane and then right into Morley Lane. Turn left into Market Street, at the traffic lights turn left into Scar Lane, at the mini roundabout go straight ahead and shortly after Junction One P.H the road then becomes Knowl Road, take a right turning into Arthur Street, right into Warwick Avenue and the property can be found identified by a Bramleys for sale board on the right hand side.

TENURE:

TBC

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:

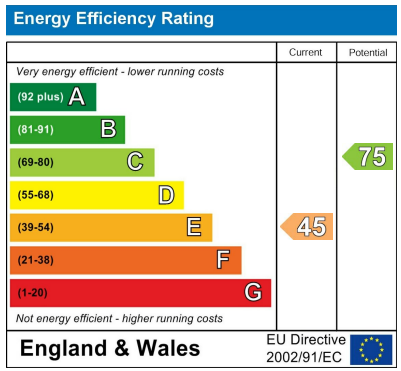
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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

Ground Floor

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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