10 Dawson Road, Newsome, Huddersfield, HD4 6LZ

£210,000

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This stone built 3 bed semi detached property is offered for sale with no vendor chain and vacant possession. Being an ideal purchase for a young and growing family and having accommodation comprising: entrance hall, lounge, dining room, separate kitchen, 3 bedrooms and shower room. Outside there are gardens to front and rear, driveway and garage. Handily placed for amenities in Newsome and Lockwood.

GROUND FLOOR:

Enter the property via a uPVC entrance door into:-

Entrance Hall

Which has a spindle balustrade staircase rising to the first floor, under stair storage and a central heating radiator. To the side of the hallway is an additional entrance door.

Lounge

13'7 max into bay x 12'5 (4.14m max into bay x 3.78m)

This light and airy reception room has a uPVC double glazed bay window, a central heating radiator and picture rail feature.

Dining Room

11'11 x 11'6 (3.63m x 3.51m)

Having a wooden fireplace surround, picture rail, central heating radiator and uPVC double glazed French doors which give access to the rear garden.

Kitchen

5'8 x 7'7 (1.73m x 2.31m)

Comprising a range of wall and base units with working surfaces over and tiled splashbacks. Integrated appliances include an electric hob and double oven, a stainless steel sink unit and plumbing for a washing machine. There is also a central heating radiator and a uPVC double glazed window to the side.

FIRST FLOOR:

Landing

There is a uPVC double glazed window to the side.

Bedroom 1

9'6 to robe door x 11'11 (2.90m to robe door x 3.63m)

This double room has an extensive range of fitted wardrobes with matching dressing table. There is a central heating radiator and a uPVC double glazed window to the front.

Bedroom 2

12'5 x 10'7 (3.78m x 3.23m)

Another good double room with fitted cupboard within the alcove, a central heating radiator and a uPVC double glazed window to the rear.

Bedroom 3

6'4 x 6'8 to bulkhead (1.93m x 2.03m to bulkhead)

This single room has a bulkhead storage cupboard, access to the loft via a hatch in the ceiling, a central heating radiator and a uPVC double glazed window to the front.

Shower Room

Fitted with a modern suite comprising shower, WC and pedestal wash hand basin. The walls are panelled and there is a central heating radiator and uPVC double glazed window.

OUTSIDE:

A gated driveway provides off road parking and leads to a single garage. The front garden is low maintenance and covered in blue slate and there is a further garden to the rear. A stone built store to the rear houses the central heating boiler.

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) taking a left hand turning onto Colne Road. Follow the one way system and at the traffic lights continue straight ahead onto Newsome Road. Continue up Newsome Road and after passing the pedestrian crossing, Dawson Road can be found as a turning to the right hand side. The property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

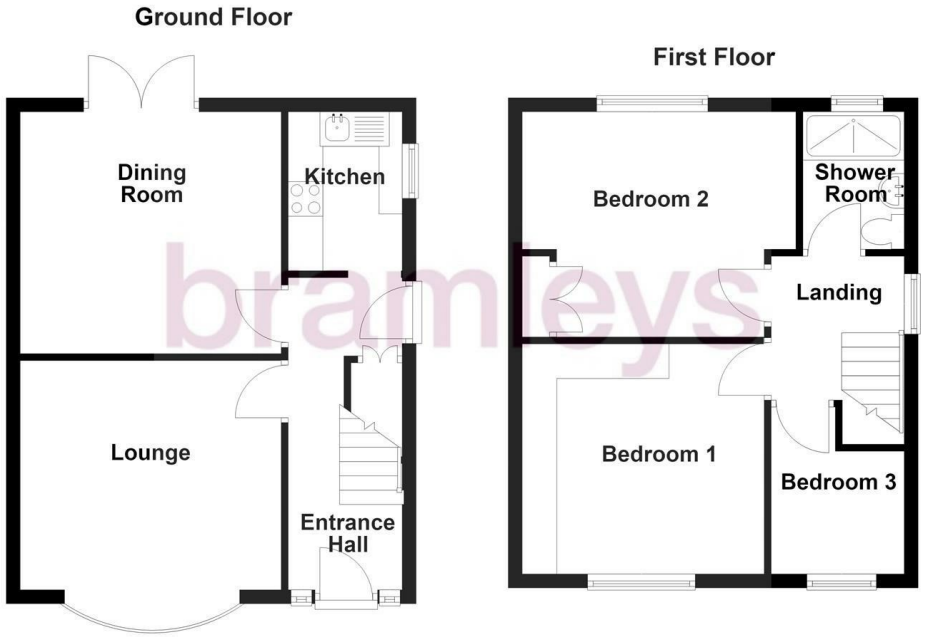
Band B

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.



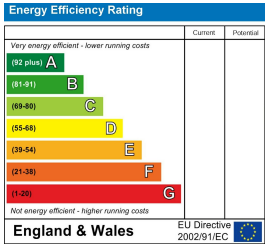
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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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