80 Huddersfield Road, Honley, Holmfirth, HD9 6LT

Offers Over £170,000

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NO UPPER CHAIN

Located in the desirable village of Honley, this well proportioned 2/3 bedroom property is offered with vacant possession, ideal for those who are looking to move quickly.

The property has flexible living accommodation on the ground floor featuring a lounge and sitting room (one of which could be used as a bedroom), open plan dining kitchen, shower room and cloakroom/WC. To the first floor there are 2 good sized bedrooms.

Externally there are good sized gardens to both front and rear, driveway and detached garage.

A fantastic opportunity to acquire a property such as this, within a popular village location which has good access links to Huddersfield, Holmfirth and other neighbouring villages.

GROUND FLOOR:

Enter the property through an external door into:-

Entrance Porch

With a wall mounted heater and a window to the side elevation.

Inner Hallway

Having access to the WC, shower room, kitchen and lounge.

Lounge

12'11" x 13'10" (3.94m x 4.22m)

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

Kitchen

9'10" x 8'5" (3.00m x 2.57m)

Fitted with a range of wall, drawer and base units. There are laminate work surfaces, a stainless steel sink with side drainer, tiling to the splashbacks, central heating radiator and integral appliances including 4 ring induction hob, oven and extractor hood. There is also space for a fridge or freezer, together with space for a dryer, useful built in storage cupboard and has open access to the dining room.

Dining Room

10'3" x 9'2" (3.12m x 2.79m)

With a central heating radiator and a set of uPVC double glazed French doors which give access to the rear garden.

Sitting Room

13'2" x 13'0" (4.01m x 3.96m)

With a central heating radiator and uPVC double glazed window to the rear elevation.

Cloakroom/WC

Fitted with a low flush WC. There are tiled splashbacks, the central heating boiler is located here and there is a uPVC double glazed window to the side elevation.

Shower Room

Furnished with a 2 piece suite comprising of a pedestal wash hand basin and a shower cubicle with glass shower guard and rainwater shower head. There are tiled splashbacks and a uPVC double glazed window to the side elevation.

FIRST FLOOR:

Landing

With a uPVC double glazed window to the rear elevation, useful built-in storage cupboards and access to the bedrooms.

Bedroom 1

10'8" x 8'5" (3.25m x 2.57m)

Having a central heating radiator, built-in storage and a uPVC double glazed window to the rear elevation.

Bedroom 2

9'3" x 10'7" (2.82m x 3.23m)

Having a central heating radiator, eaves storage and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is an off road parking space, lawned garden with mature shrub and stone walled boundaries, and a flagged pathway which leads to the front door. To the rear of the property, there is a paved driveway which leads to a detached garage. There is also a flagged patio area and further tiered lawned garden with fenced and shrub borders.

Garage

A detached garage with up and over door, and 2 windows 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.

TENURE:

Freehold

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.

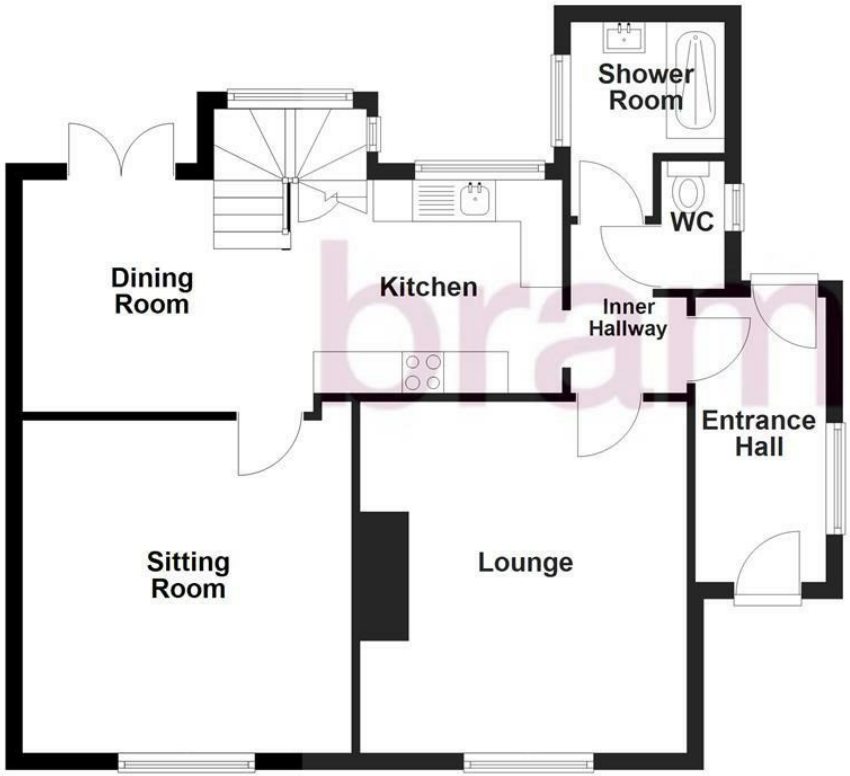
ONLINE CONVEYANCING SERVICES:

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.

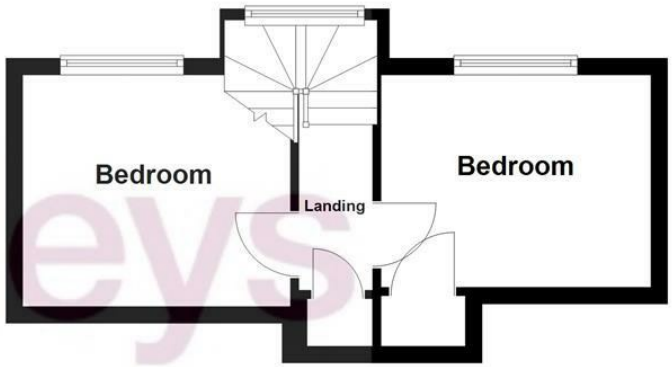
VIEWINGS:

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

Ground Floor



First Floor



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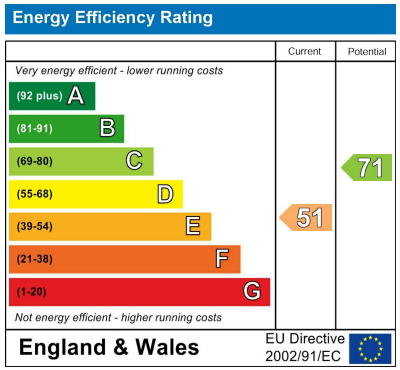

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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