14 Heatherfield Crescent, Huddersfield, HD1 4QN

£220,000

bramleys

A well-presented three-bedroom semi-detached home situated in the highly sought-after area of Marsh, offered to the market with no upper chain and vacant possession, making it an ideal purchase for first-time buyers, growing families, downsizers, or investors alike.

Conveniently positioned close to a range of local amenities, well-regarded schools, and excellent commuter links, the property offers versatile living accommodation throughout. The ground floor briefly comprises a welcoming living room, separate dining room, and a bright conservatory providing additional reception space overlooking the rear garden.

Externally, the property benefits from off-street parking via a driveway leading to a detached garage, together with gardens offering outdoor space to enjoy.

An excellent opportunity to acquire a spacious home in a popular residential location, early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

Access via a side external door into the entrance hall, where there is a central heating radiator, stairs leading up to the first floor landing and access to the living room and kitchen

Living Room

14'5" x 10'10" max (4.39m x 3.30m max)

The focal point of the room is the electric fireplace with decorative mantel and surround. There is also a central heating radiator and a uPVC double glazed bay window to the front elevation.

Kitchen

10'10" x 8'6" (3.30m x 2.59m)

The kitchen is fitted with a range of wall, drawer and base units complemented by laminate work surfaces and tiled splashbacks. It features a stainless steel sink with drainer, along with integrated appliances including a four-ring gas hob, oven, extractor hood and dishwasher. Additional benefits include a central heating radiator, a uPVC double-glazed window overlooking the rear elevation, a useful understairs storage cupboard, and a pantry/utility area with a window to the side elevation. The kitchen is open-plan to the dining room, creating a practical and sociable living space.

Dining Room

7'7" x 9'7" (2.31m x 2.92m)

Having a central heating radiator, a uPVC double-glazed window to the side elevation, and a set of uPVC double-glazed French doors providing access to the conservatory.

Conservatory

8'0" x 6'3" (2.44m x 1.91m)

With uPVC double glazed windows to three sides, and a door providing access to the rear garden.

FIRST FLOOR

Landing

The landing provides access to the loft via a hatch, along with access to the three bedrooms and the house bathroom. There is also a useful storage area above the staircase.

Bedroom 1

14'5" x 11'0" (4.39m x 3.35m)

A good sized double bedroom, having a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 2

8'1" x 6'7" (2.46m x 2.01m)

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

Bedroom 3

4'10" x 11'9" (1.47m x 3.58m)

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

Bathroom

Furnished with a 3 piece suite comprising a low flush WC, pedestal wash hand basin and a bath with showerhead attachment. There is tiling to the full ceiling height, a chrome heated towel rail and a uPVC double glazed obscure window to the rear elevation.

OUTSIDE

To the front of the property there is a low maintenance garden with part fenced and wall boundaries. There is a shared flagged driveway leading to the detached garage to the rear. To the rear of the propertythere is a garden with fenced boundaries.

Detached Garage

Having an up and over 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.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

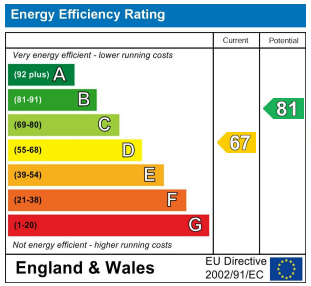
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

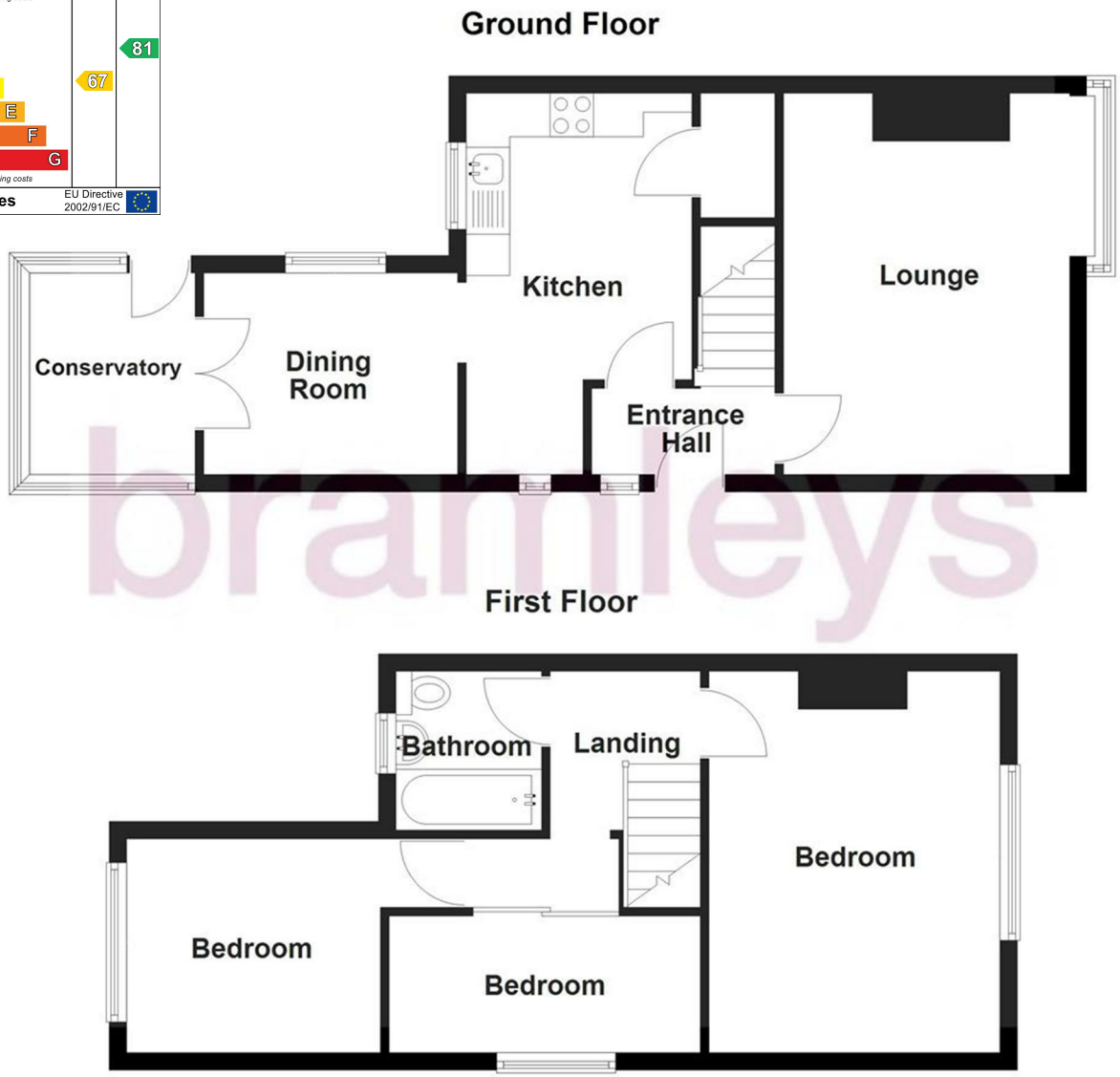
ONLINE CONVEYANCING SERVICES:

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.





bramleys

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

naea | propertymark PROTECTED
arla | propertymark PROTECTED
RICS