



54 Caldercliffe Road, Berry brow, HD4 7PU  
£180,000

**bramleys**

This mid terrace property is larger than it would first appear, having a two storey extension to the rear providing spacious additional living space which briefly comprises:- entrance hall, 20ft lounge/dining room with feature bay window and large under-stair store, kitchen, first floor landing, extended bathroom with separate shower and 2 double bedrooms.

With uPVC double glazing and gas fired central heating, externally the property has a lawned garden to front and a good sized larger lawned garden to rear with seating area.

Conveniently situated for amenities and schools and approximately 2.5 miles from Huddersfield town centre. An internal viewing is encouraged to appreciate the potential that this property has to offer the first time buyer or investor alike.



## GROUND FLOOR:

### Entrance Vestibule

A uPVC entrance door gives access to the entrance vestibule which has a central heating radiator and a staircase rising to the first floor.

### Lounge/Dining Room

20'4" x 11'10" (6.20m x 3.61m)

A spacious lounge with dining area. Fitted with a gas fire, central heating radiator, wall light points and access to a large under stair store. Twin glazed doors give access to the kitchen.

### Kitchen

13'6" x 7'10" (4.11m x 2.39m)

Having a range of wall and base units with working surfaces over, a stainless steel sink unit, integrated oven, gas hob and space for a tall fridge freezer. There is a central heating radiator, laminate flooring, uPVC double glazed window and external door.



## FIRST FLOOR:

### Landing

The landing gives access to the loft via a pull down ladder. We are informed the loft has a light and is insulated.

### Bedroom 1

13'8" max to wardrobe doors x 10'8" (4.17m max to wardrobe doors x 3.25m)

Situated to the front of the property, having fitted wardrobes, a central heating radiator and a uPVC double glazed window.

### Bedroom 2

18'4" max x 8'9" (5.59m max x 2.67m)

This second double room has been extended and has a central heating radiator and a uPVC double glazed window.



## Bathroom

The bathroom has also been extended, it now provides a shower enclosure, 2 chrome ladder style radiators, bath, low flush WC, and wash hand basin. There is also a fitted linen cupboard and a uPVC double glazed window.

## OUTSIDE:

To the front of the property there is a section of lawned garden and path which leads up to the front door. To the rear there is a larger section of lawned garden which also incorporates a paved seating area.

## 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 proceed to the traffic lights at Lockwood taking a left hand turning onto Woodhead Road, proceed along this road until approaching the former Laxmi restaurant and take an immediate left hand turning. Proceed up the hill and under the viaduct going over the first mini roundabout, proceed straight ahead and at the second mini roundabout take a left hand turning onto Caldercliffe Road where the property can be found on the right hand side opposite Berry Brow infant and nursery.

## TENURE:

Freehold

## COUNCIL TAX BAND:

A

## 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.

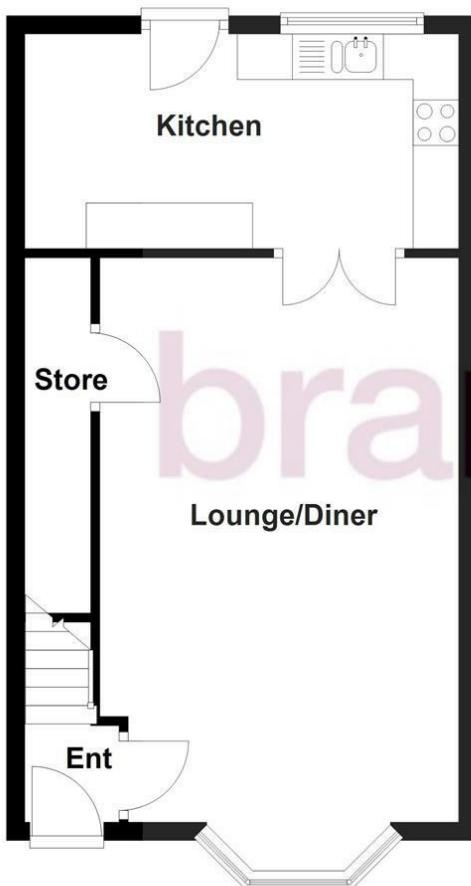
## VIEWINGS:

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





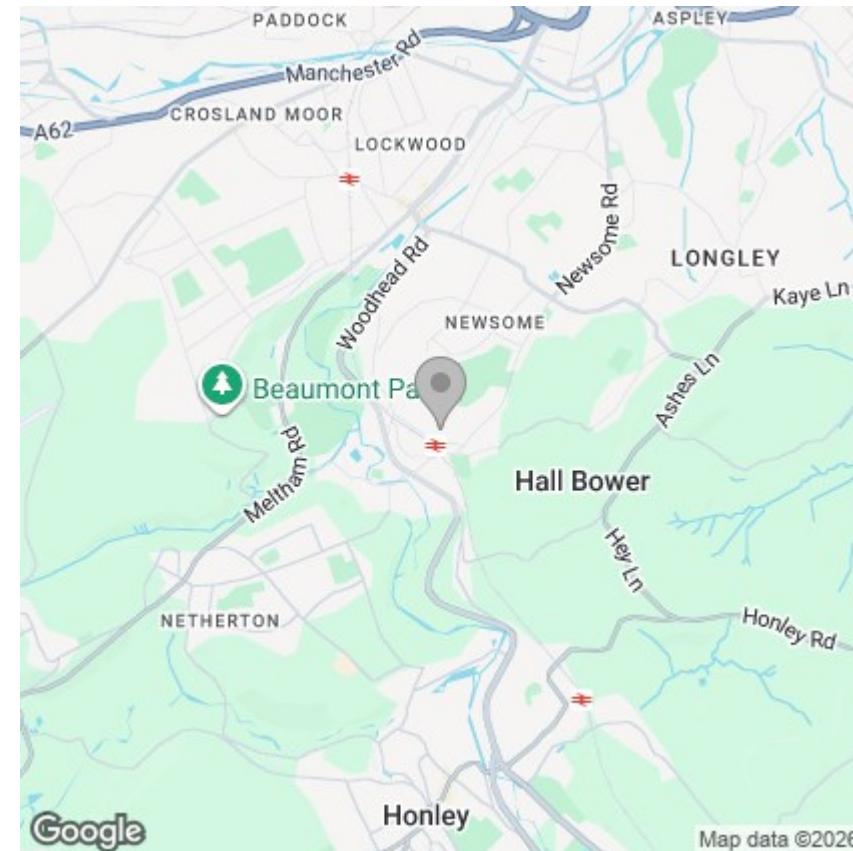
## Ground Floor



## First Floor



Total area: approx. 81.7 sq. metres (879.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### 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

Huddersfield | Halifax | Elland | Mirfield

