35 Wheathouse Road, Birkby, Huddersfield, HD2 2UP

£240,000

bramleys

This deceptively spacious 4 bedroom town house is situated approximately 1 mile from Huddersfield town centre, where most daily requirements can be satisfied.

Access to the M62 is available at Ainley Top and Outlane, this making the major trading centres of West Yorkshire and East Lacashire readily accessible.

Boasting accommodation briefly comprising:- ground floor entrance hall, 2 bedrooms and WC, first floor landing, lounge and dining kitchen. To the second floor there is the master bedroom with en suite, further bedroom and bathroom.

Only by a personal inspection can one truly appreciate the size, position and potential that this family home has to offer.

GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Hall

With a central heating radiator and access to the cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and wash hand basin.

Bedroom

15'3" x 9'3" (4.65m x 2.82m)

With a uPVC double glazed window and central heating radiator.

Bedroom

12'0" x 10'0" (3.66m x 3.05m)

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

FIRST FLOOR:

Landing

Lounge

16'6" x 12'6" (5.03m x 3.81m)

Having a uPVC double glazed window and French doors opening to the Juliet balcony.

Dining Kitchen

15'2" x 9'7" (4.62m x 2.92m)

Fitted with a range of matching wall and base units with laminated work surfaces, 4 ring gas hob with overhead extractor fan and light, built-in oven and grill, integral fridge, freezer, washing machine and dishwasher. There is a central heating radiator and uPVC double glazed window.

SECOND FLOOR:

Landing

Master Bedroom

16'8" x 10'9" inc en suite (5.08m x 3.28m inc en suite)

Fitted with 2 uPVC double glazed windows to the front elevation, 2 central heating radiators, built-in linen cupboard and access into the en suite.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and shower cubicle. There is also a central heating radiator.

Bedroom

9'10" x 9'7" (3.00m x 2.92m)

Having a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath. There is also a central heating radiator.

OUTSIDE:

There are garden areas to both the front and rear. A single garage located to the rear of the garden provides off road parking.

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 & SERVICE CHARGE:

Please note the house and garage are held on two separate titles.

The House is listed as Freehold

The Garage is listed as Leasehold - Term: 999 years from 01/01/2011 / Ground Rent: The seller informs us that there have been no requests for any leasehold payments on the garage since purchasing the property in 2011.

Please note, we would advise all prospective purchasers to clarify the above information with their solicitors prior to the completion of a sale.

Development Maintenance Charge: £16.49 per month. This is for the maintenance of green areas within the development and also the upkeep of the childrens play area.

COUNCIL TAX BAND:

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MORTGAGES:

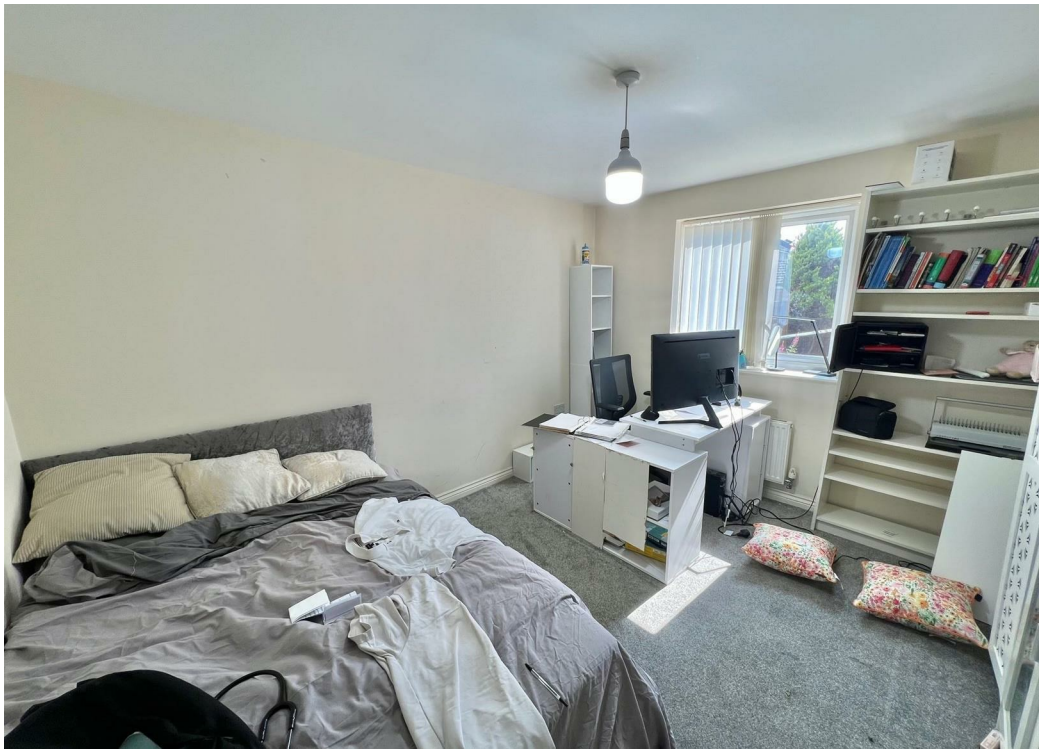
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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



FIXBY
BRACKENHALL
AINLEY TOP
M62
Grimescar Rd
DEIGHTON
COWCLIFFE
Halifax Rd
Halifax Old Rd
Bradford Rd
FARTOWN
LINDLEY
DALTON
OAKES
Huddersfield Royal Infirmary
Accu Stadium
New Hey Rd
Leeds Rd
RAWTHORPE
MARSH
Greenhead Park
Long Ln
TURNBRIDGE
LONGWOOD
Huddersfield
Wakefield Rd
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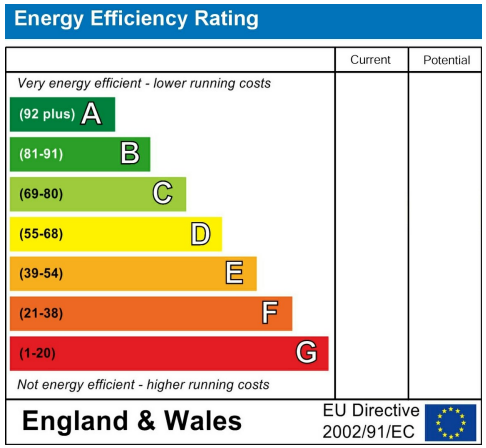
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC

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