

21 Hill Top Road, Salendine Nook, Huddersfield, HD3 3SW

£260,000

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NO UPPER CHAIN

This 3 bedroom, semi-detached property is situated in this highly desirable and popular residential area of Huddersfield. Having been extended from its original form by way of a ground floor extension to the rear.

With gas fired central heating, uPVC double glazing, gardens to both front and rear, together with a driveway and detached single garage. The property is handily located for both J.23 & J.24 of the M62, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible.

Forming an ideal purchase for the first time buyer or young and growing family alike, an internal viewing is strongly recommended to appreciate the potential that this property has to offer.





GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Porch

With a further internal door leading into:-

Entrance Hall

With a central heating radiator.

Lounge

13'0" x 12'0" (3.96m x 3.66m)

Having a uPVC double glazed bay window to the front, central heating radiator, 3 wall light points and a set of sliding timber and glazed doors which lead into the dining room.

Dining Room

10'3" x 9'4" (3.12m x 2.84m)

Fitted with a central heating radiator and sliding uPVC double glazed doors which lead through to the rear sun lounge.

Sun Lounge

8'2" x 7'4" (2.49m x 2.24m)

Set onto a brick base with uPVC double glazed windows and a set of French doors which directly out into the rear garden.

Kitchen

17'2" x 8'2" max / 7'5" min (5.23m x 2.49m max / 2.26m min)

Fitted with a range of matching wall and base units, with laminated work surfaces and part tiled walls. There is a gas cooker point, plumbing for a washing machine and plumbing for a dishwasher. A uPVC double glazed window overlooks the rear garden, inset stainless steel sink with mixer taps and side drainer, and a uPVC external door gives access to the rear garden.

Cloakroom/WC

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

FIRST FLOOR:





Landing

The landing has access to the loft via a pull down ladder.

Bedroom 1

11'4" x 10'6" (3.45m x 3.20m)

Having a range of built-in 6 door wardrobes with hanging and shelving facilities, central heating radiator and uPVC double glazed window.

Bedroom 2

11'7" x 11'4" (3.53m x 3.45m)

Having a central heating radiator, uPVC double glazed window and built-in wardrobes.

Bedroom 3

7'10" x 7'3" inc bulk-head (2.39m x 2.21m inc bulk-head)

Having a uPVC double glazed window and central heating radiator.

Shower Room

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

OUTSIDE:

The property has gardens to both front and rear, together with a side driveway which provides off road parking and in turn leads to the detached single garage.

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:

C

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.

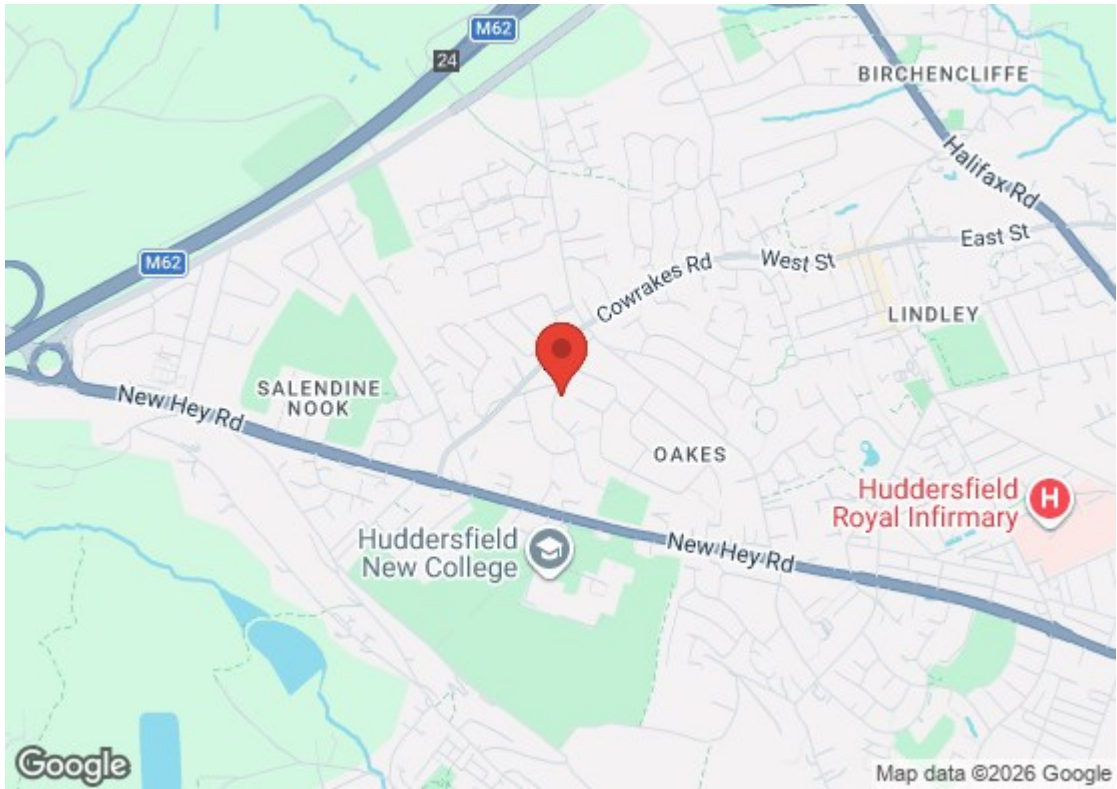








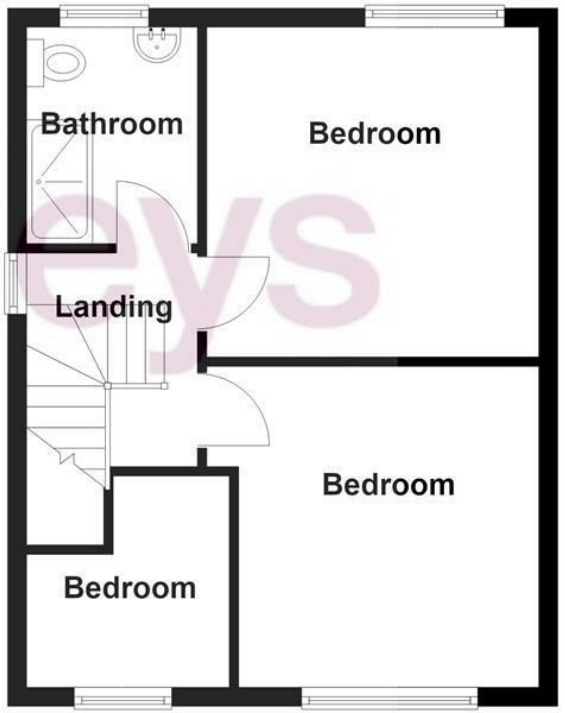


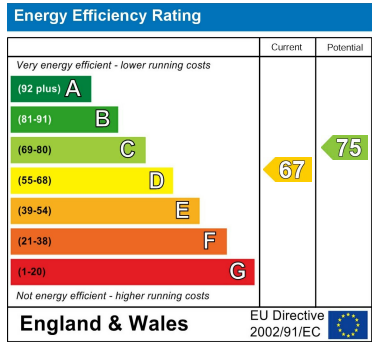

M62
24
M62
BIRCHENCLIFFE
Halifax Rd
East St
West St
Cowrakes Rd
LINDLEY
SALENDINE NOOK
New Hey Rd
OAKES
Huddersfield Royal Infirmary
Huddersfield New College
New Hey Rd
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Ground Floor



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

NOT TO SCALE AND NOT TO BE RELIED UPON
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