

22 Stanley Road, Lindley, Huddersfield, HD3 3LU

£240,000

bramleys

NO UPPER CHAIN

Situated in the desirable area of Lindley, this 3 bedroom semi-detached property, is conveniently located for Lindley Village, Huddersfield Royal Infirmary, local schools and commuter links.

The property is fitted with gas fired central heating, double glazing throughout and is offered with no upper chain, making it an ideal purchase for first time buyers or families alike.

There is also potential to extend the property, subject to the necessary planning permissions.

Externally, the property boasts a generous sized rear garden, along with a driveway providing off-road parking and a detached garage.





GROUND FLOOR

Entrance Hall

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

Living Room

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

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

Side Entrance Hall

Providing access to the dining room, kitchen and downstairs WC.

Kitchen

6'6" x 5'3" (1.98m x 1.60m)

Having a range of wall, drawer and base units with laminate worksurfaces over, a stainless steel sink and drainer unit, and tiling to the splashbacks. Integral appliances include a four-ring gas hob with oven and extractor hood. There is also a central heating radiator and a uPVC double glazed window to the side elevation.

Dining Room

10'4" x 10'5" (3.15m x 3.18m)

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

Downstairs WC

Having a low flush WC and a window to the side elevation.

FIRST FLOOR

Landing

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

Bedroom 1

11'10" x 10'4" (3.61m x 3.15m)

A good sized double bedroom, having a built in storage cupboard and a uPVC double glazed window to the rear elevation.





Bedroom 2

11'6" x 9'2" (3.51m x 2.79m)

Another double bedroom benefitting from useful built in wardrobes, a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 3

7'7" x 6'10" (2.31m x 2.08m)

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

Bathroom

A three piece suite comprising a low flush WC, wash hand basin and panelled bath with showerhead attachment. There is tiling to the splashbacks, a central heating radiator and a uPVC double glazed obscure window to the front elevation.

OUTSIDE

To the front of the property, there is a paved driveway leading to the detached garage, and there is a pebbled dash area and pathway leading down the side and to the front door.
To the rear, the property enjoys a generous sized garden, laid predominantly to lawn, and there is a flagged patio area, ideal for outdoor seating.

Detached Garage

Having an up and over door, external door to the side, and a window to the rear 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:

Leasehold - Term: 999 years from 14/12/1929 / Rent: £TBC

Please note: The ground rent cost is currently unknown, however we have asked the solicitors dealing with the sale to try and obtain this information prior to a sale being agreed.

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.





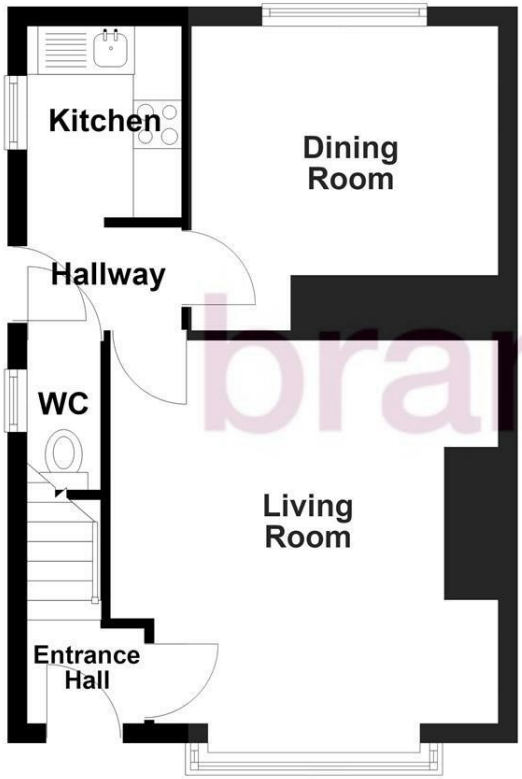




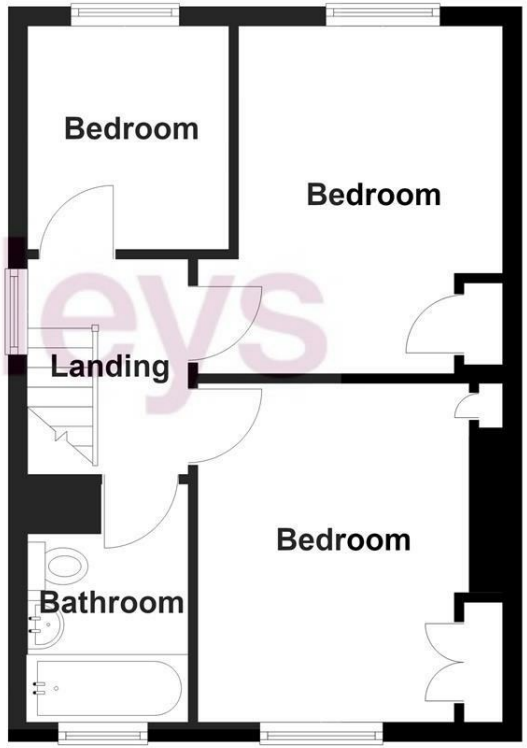




Basement



First Floor

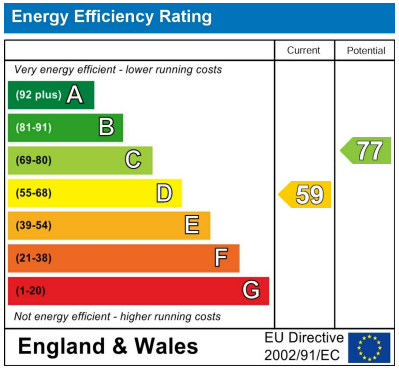


NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

bramleys







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