

# bramleys



94 Nabcroft Lane  
Crosland Moor  
Huddersfield  
HD4 5EP

£119,950

*Professionalism with Independence*



14 St Georges Square, Huddersfield, HD1 1JF  
t: 01484 530361

*An ideal investment opportunity has arisen to purchase this deceptively spacious 3 bedroomed mid townhouse which has parking for a number of cars and low maintenance outside space, this property has been previously rent out at £550pcm. The property has accommodation arranged over 3 floor levels and is situated in the residential area of Crosland Moor. Being located approximately 1 mile from Huddersfield town centre and having local amenities close by within Lockwood and Crosland Moor. Having the benefit of a single garage providing off road parking and features a gas fired central heating system and uPVC double glazing. Being well worthy of an internal inspection and has accommodation comprising in brief:- entrance hall, ground floor wc, dining/kitchen, first floor landing, lounge, bedroom, second floor landing, 2 bedrooms and bathroom.*

The accommodation briefly comprises:-

#### GROUND FLOOR:

##### Entrance Hall

Being accessed via a uPVC door and having a staircase ascending to the first floor landing, laminate flooring, an under stairs storage cupboard, an access door to the garage and a central heating radiator.

##### Garage

Having an up and over door and housing the wall mounted combination boiler.

##### Dining Kitchen

3.15m x 2.77m (10'4" x 9'1")

Being part tiled to the walls and having a range of wall and base units with laminated working surfaces over, a stainless steel sink unit with side drainer and mixer tap, a 4 ring gas hob with extractor over and electric oven beneath, spotlights to the ceiling, laminate flooring, a central heating radiator, a uPVC double glazed window and double doors giving access to the rear.



##### WC

Being furnished with a 2 piece suite incorporating a pedestal hand wash basin and a low flush wc. This room also has a central heating radiator, a uPVC double glazed window and laminate flooring.

#### FIRST FLOOR:

##### Landing

Having a staircase ascending to the second floor landing and a uPVC double glazed window.

##### Lounge

4.75m max x 4.32m max (15'7" max x 14'2" max)

Being situated to the rear of the property and having 2 wall light points, a uPVC double glazed window and a central heating radiator.



##### Bedroom 3

2.95m x 2.34m (9'8" x 7'8")

Being situated to the front of the property and having a uPVC double glazed window and a central heating radiator.



#### SECOND FLOOR:

##### Landing

Having a loft access point.



### Bedroom 1

3.99m x 3.23m min 4.29m max (13'1" x 10'7" min 14'1" max)

Being situated to the front of the property and having a uPVC double glazed window and a central heating radiator.



### Bedroom 2

3.76m x 2.51m (12'4" x 8'3")

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



### Bathroom

Being furnished with a 4 piece suite incorporating a shower cubicle with electric Triton shower, panelled bath, low flush wc and a pedestal hand wash basin. The bathroom also has spotlights to the ceiling, a uPVC double glazed window and a central heating radiator.



### OUTSIDE:

To the front of the property there is an off road parking space. A flagged pathway provides access down the side of the property and across the rear.

### COUNCIL TAX BAND:

C

### 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.

### VIEWING:

Contact the agents.

### MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### RELATED SALE DISCOUNT:

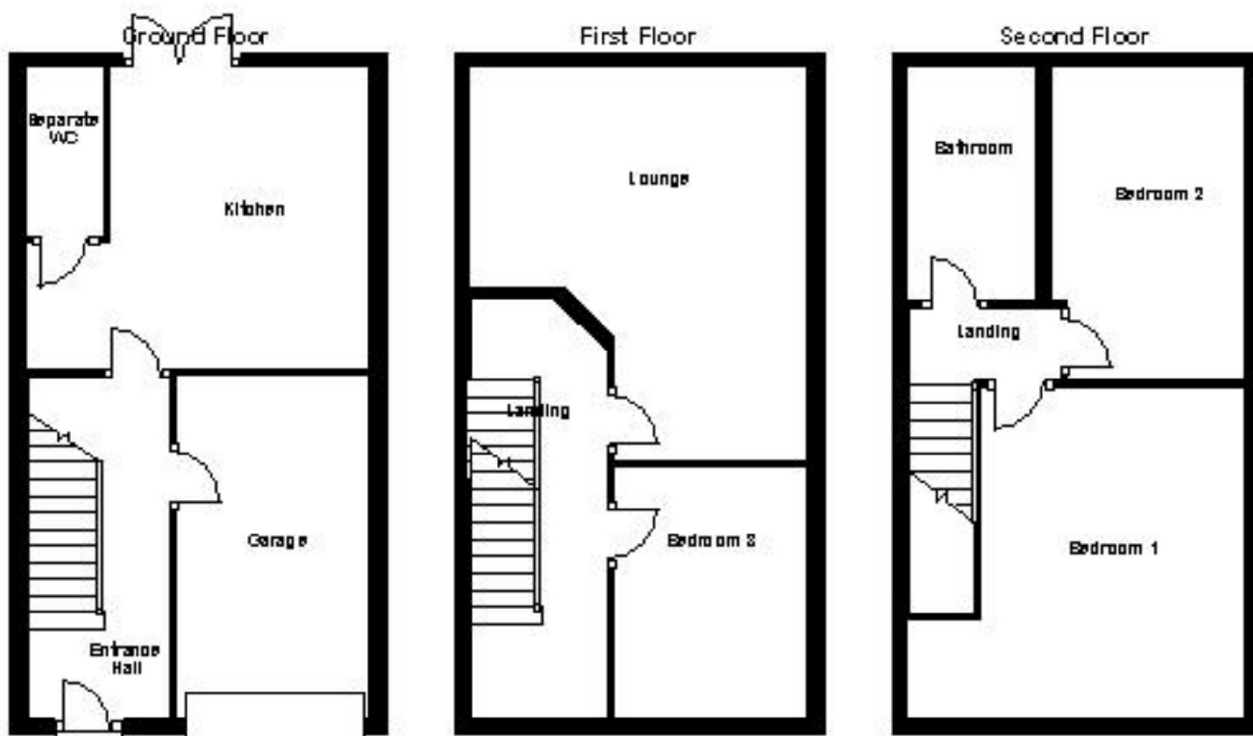
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

### ON-LINE 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.

### DIRECTIONS:

Leave Huddersfield via A62 Manchester Road passing through the traffic lights at Longroyd Bridge, Thornton Lodge and passing under the viaduct before taking a left hand turning onto Blackmoorfoot Road. Continue up Blackmoorfoot Road taking a left hand turning at the traffic lights onto Park Road. Follow this road to the mini roundabout and take the right hand turning onto Moor End Road then right again into Nabcroft Lane where the property will be seen identified by a Bramleys for sale board.



**Energy Performance Certificate**

94 Nabcroft Lane,  
HUDDERSFIELD, HD4 5EP

Dwelling type: Mid-terrace house  
Date of assessment: 30 July 2008  
Date of certificate: 30 July 2008  
Reference number: 8206-8604-5920-1676-6383  
Total floor area: 105 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

**England & Wales** EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**England & Wales** EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	102 kWh/m <sup>2</sup> per year	98 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.7 tonnes per year	1.7 tonnes per year
Lighting	£68 per year	£51 per year
Heating	£211 per year	£213 per year
Hot water	£89 per year	£89 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 812 812 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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# PROPERTY MISDESCRIPTION ACT 1991

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



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