

bramleys



8 Oxley Road
Ferndale
Huddersfield
HD2 1NX

Offers Over £108,000

Professionalism with Independence



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

This immaculately well presented two bed roomed semi detached property is conveniently situated for access to the M62 motorway network and local amenities nearby. Being an ideal purchase for the first time buyer or young family alike, the property has accommodation comprising in brief:- entrance hall, cloakroom/WC, fitted dining kitchen, lounge with patio doors leading out to the rear garden, two double bedrooms and bathroom with modern three piece white suite. Outside there is a double width tarmac driveway providing off road parking, an enclosed lawned garden to the rear and a further lawned garden to the side. Also having uPVC double glazing, gas fired central heating and security alarm system, together with the remainder of an NHBC guarantee.

The accommodation briefly comprises:-

GROUND FLOOR:

An entrance door gives access into the:-

Entrance Hallway

Having a central heating radiator, staircase ascending to the first floor landing and solid wood flooring.

Separate Cloakroom/WC

Having a quarry tiled floor and a two piece suite comprising low flush WC and pedestal hand wash basin. There is also a central heating radiator and uPVC double glazed window.

Dining Kitchen

3.10m x 5.36m (10'2" x 17'7")

Comprising a range of modern wall and base units with working surfaces over, integrated gas hob and oven with extractor hood over, plumbing for an automatic washing machine, one and a half bowl stainless steel sink unit with side drainer and tiled splashbacks. Having solid wood flooring to the dining area and slate tiled flooring to the kitchen area, there is also a uPVC double glazed window, central heating radiator and houses the combination boiler.



Lounge

4.17m x 3.51m (13'8" x 11'6")

Having ceiling coving, central heating radiator, uPVC double glazed sliding patio doors leading out to the rear garden area and solid wood flooring.



FIRST FLOOR:

Landing

Having a built-in cupboard, central heating radiator and loft access point.

Bedroom 1

3.10m min. / 4.14m max. x 3.28m (10'2" min. / 13'7" max. x 10'9")

Having solid wood flooring, central heating radiator and uPVC double glazed window.



Bedroom 2

2.16m x 3.84m (7'1" x 12'7")

Again having solid wood flooring, central heating radiator and uPVC double glazed window.



Bathroom

Being part tiled to the walls and having limestone tiled flooring together with a three piece white suite comprising pedestal hand wash basin, panelled bath with shower attachment over and low flush WC. There is also an electric shaving point, central heating radiator and uPVC double glazed window.



OUTSIDE:

There is a double tarmac driveway providing off road parking. There is a lawned garden to the side of the property and path which leads to the rear garden which is predominately lawned and enclosed by timber garden fencing. The property also has external security lights and has a pleasant open aspect overlooking the children's play area.



COUNCIL TAX BAND:

B

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 Bradford Road (A641) passing through the traffic lights at Hillhouse and Fartown Bar. Proceed to the roundabout by the Asda supermarket, travelling straight ahead and take the next right hand turning into Long Hill Road. At the mini-roundabout, bear right down Oxley Road where the property can be found.



Energy Performance Certificate

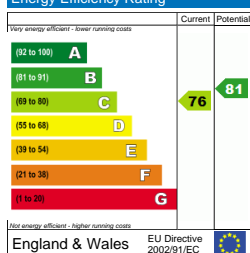


8, Oxley Road
HUDDERSFIELD
HD2 1NX

Dwelling type: Semi-detached house
Date of assessment: 13 August 2008
Date of certificate: 13 August 2008
Reference number: 8709-7574-6820-7996-5883
Total floor area: 70 m²

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 (CO₂) emissions.

Energy Efficiency Rating

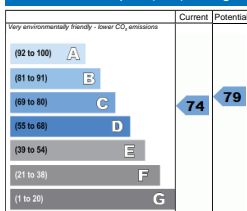


Not energy efficient - higher running costs

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 will be.

Environmental Impact (CO₂) Rating



Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	190 kWh/m ² per year	152 kWh/m ² per year
Carbon dioxide emissions	2.2 tonnes per year	1.8 tonnes per year
Lighting	£58 per year	£32 per year
Heating	£237 per year	£213 per year
Hot water	£85 per year	£69 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 help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Page 1 of 5



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:

- 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.
- 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 in situ 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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