

bramleys



Flat 1, 54 Blackmoorfoot Road
Crosland Moor
Huddersfield
HD4 5BQ

Reduced To £59,950

Professionalism with Independence



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

Tucked away from the main flow of traffic is this 2 bedroomed ground floor flat which is convenient for the amenities within Crosland Moor and is on a bus route to Huddersfield town centre which is approximately 1/2 a mile away. The accommodation would be suitable for those requiring accommodation on one floor level or alternatively the investor buyer. The property has sealed unit double glazing, gas fired central heating and accommodation comprising in brief:- entrance hall, lounge, kitchen, 2 bedrooms and shower room. Energy Rating: C

The accommodation briefly comprises:-

GROUND FLOOR:

A communal entrance door gives access into the:-

Communal Entrance Hall

A door to the left gives access to the Flat, 1.

Entrance Hall

Accessed via a timber and glazed door and having a central heating radiator.

Lounge

3.56m x 3.25m (11'8" x 10'8")

Having a central heating radiator, ceiling coving, there are 2 wall light points and a sealed unit double glazed window.



Kitchen

2.34m x 1.70m (7'8" x 5'7")

Having wall and base units with a one and a half bowl sink unit with side drainer and mixer tap, a four ring gas hob with overhead extractor, wall mounted boiler, full tiling to the walls and a sealed unit double glazed window.



Bedroom 1

3.15m x 3.07m (10'4" x 10'1")

Having a sealed unit double glazed window and a central heating radiator.



Bedroom 2

3.15m x 1.96m (10'4" x 6'5")

Having a central heating radiator and a uPVC double glazed window.



Shower Room

Being part tiled to the walls and comprising of a 3 piece suite incorporating a shower cubicle, hand wash basin and a low flush WC. There is also a central heating radiator and a sealed unit double glazed window.



OUTSIDE:

To the front and side of the property can be found an enclosed paved and gravelled garden with fenced boundary, access gate and timber shed.

COUNCIL TAX BAND:

A

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:

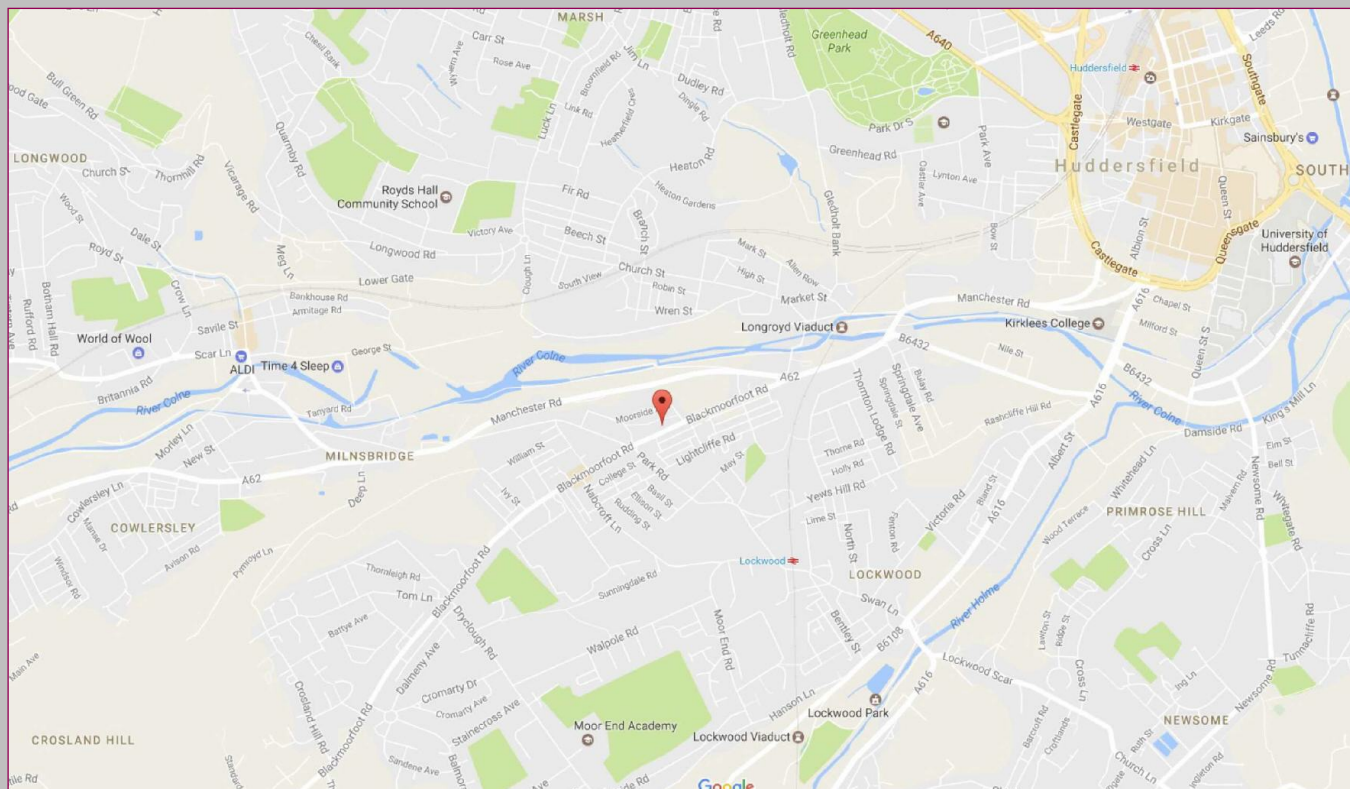
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

ON-LINE CONVEYANCING SERVICES:

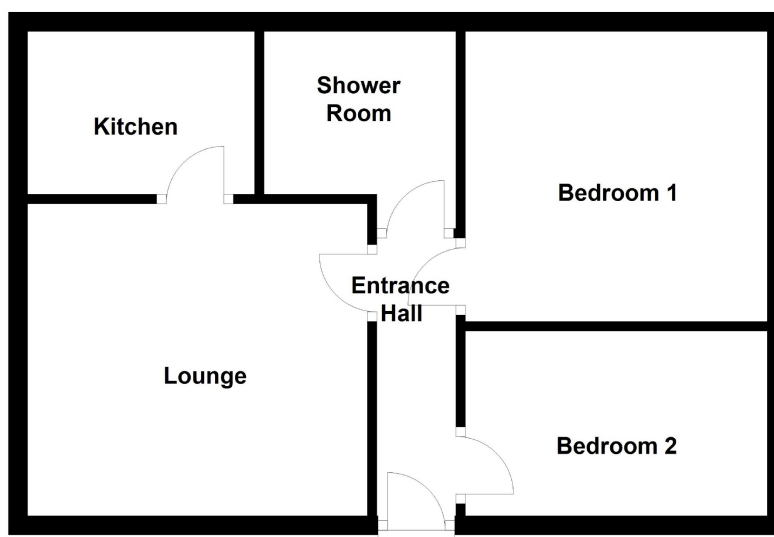
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave Huddersfield Manchester Road (A62), passing through the traffic lights at Longroyd Bridge. At the next set of traffic lights take the left fork into Blackmoorfoot Road and proceed up the road, turn right just before the Laundrette and the block of flats can be found round the back identified by our Bramleys for sale board.



Ground Floor



Energy Performance Certificate



54, Blackmoorfoot Road, HUDDERSFIELD, HD4 5BQ

Dwelling type: Ground-floor flat
Date of assessment: 06 January 2015
Date of certificate: 06 January 2015

Reference number: 0968-6039-7299-3915-1990
Type of assessment: RdSAP, existing dwelling
Total floor area: 40 m²

Use this document to:

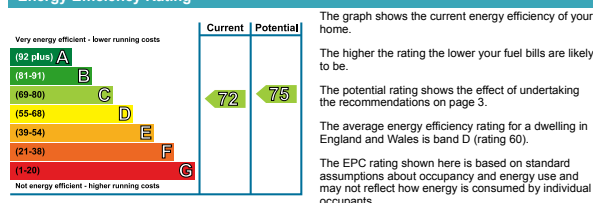
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,362
Over 3 years you could save	£ 150

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 87 over 3 years	£ 87 over 3 years	
Heating	£ 1,080 over 3 years	£ 930 over 3 years	
Hot Water	£ 195 over 3 years	£ 195 over 3 years	
Totals	£ 1,362	£ 1,212	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 147	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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 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



14 St Georges Square, Huddersfield HD1 1JF
t: 01484 530361 f: 01484 432318
e: info@bramleys1.co.uk

www.bramleys.com

27 Westgate, Heckmondwike WF16 0HE
t: 01924 412644 f: 01924 411020
e: heckmondwike@bramleys1.co.uk

1 & 3 George Square, Halifax HX1 1HF
t: 01422 260000 f: 01422 260010
e: halifax@bramleys1.co.uk

12 Victoria Road, Elland, Halifax HX5 0PU
t: 01422 374811 f: 01422 378762
e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 9AF
t: 01924 495334 f: 01924 499193
e: mirfield@bramleys1.co.uk