

bramleys



1254 Manchester Road
Linthwaite
Huddersfield
HD7 5QA

£59,500

Professionalism with Independence



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Being an ideal investment property is this well proportioned 2 bedroom, 2 storey under dwelling. Positioned to the rear of the terraces and having a garden, the property has a gas fired central heating system, some uPVC double glazed windows and would make an ideal purchase for the buy-to-let investor or first time buyer alike. Enjoying a pleasant outlook at the rear with views towards Golcar, this property is conveniently located for access to the amenities in nearby Linthwaite, Slaithwaite and Milnsbridge. An internal viewing is encouraged to appreciate the accommodation which comprises:- lounge, kitchen, 2 bedrooms and bathroom. Energy Rating:

E

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through an external door into:-

Lounge

6.25m x 3.91m inc staircase (20'6" x 12'10" inc staircase)

Having an ascending staircase, central heating radiator and a living flame gas fire set within a decorative surround.



Kitchen

6.25m x 1.14m (20'6" x 3'9")

Having a range of wall and base units with working surfaces over, stainless steel sink with side drainer and mixer tap, integrated 4 ring gas hob, electric oven and space for a fridge, freezer and washing machine. There are part tiled walls, uPVC double glazed window and a central heating radiator.



FIRST FLOOR:

Landing

Having a window and an external door which gives access to the passageway.

Bathroom

Comprising a 3 piece white suite incorporating low flush wc, pedestal wash basin and panelled bath with shower attachment over. There is a uPVC double glazed window, central heating radiator, part tiled walls and useful storage cupboards.



Bedroom 1

3.73m x 3.99m (12'3" x 13'1")

Positioned overlooking the garden with far reaching views across the valley. There is a central heating radiator and useful storage cupboards.



Bedroom 2

2.97m max. x 2.44m (9'9" max. x 8'0")

Having a central heating radiator and a window overlooking the front of the property with far reaching views.



OUTSIDE:

Accessed to the rear of the terrace through the passageway, the property has a lawned garden area and enjoys far reaching views.



VIEW:



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:

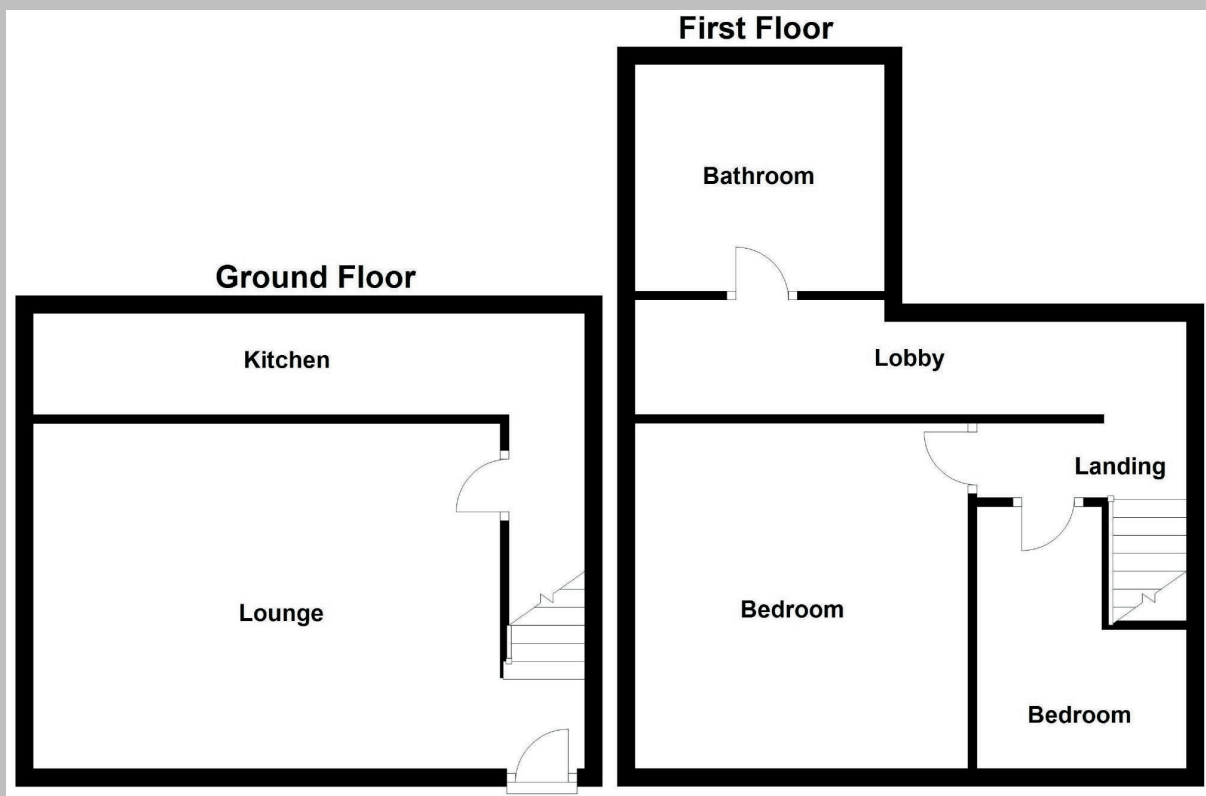
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

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 via Manchester Road (A62), passing through the traffic lights at Longroyd Bridge and Crosland Moor. Continue along Manchester Road passing through the villages of Cowlersley and Milnsbridge, shortly after the village of Linthwaite the property can be found on the right hand side identified by a Bramleys for sale board.



Energy Performance Certificate HM Government

1254, Manchester Road, Linthwaite, HUDDERSFIELD, HD7 5QA

Dwelling type: Ground-floor maisonette Reference number: 0234-2866-7058-9325-6155
 Date of assessment: 26 May 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 26 May 2015 Total floor area: 73 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: | £ 3,969 |
| Over 3 years you could save | £ 2,190 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|-------------------------------------|
| Lighting | £ 234 over 3 years | £ 150 over 3 years | You could save £ 2,190 over 3 years |
| Heating | £ 3,351 over 3 years | £ 1,329 over 3 years | |
| Hot Water | £ 384 over 3 years | £ 300 over 3 years | |
| Totals | £ 3,969 | £ 1,779 | |

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

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

| Very energy efficient - lower running costs | Current | Potential | Not energy efficient - higher running costs |
|---|---------|-----------|---|
| (92 plus) A | 49 | 76 | G |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |

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 Internal or external wall insulation | £4,000 - £14,000 | £ 1,425 | ✓ |
| 2 Floor insulation (solid floor) | £4,000 - £6,000 | £ 168 | ✓ |
| 3 Low energy lighting for all fixed outlets | £20 | £ 66 | ✓ |

See page 3 for a full list of recommendations for this property.

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.

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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:

- 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



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