

# bramleys



16 Keat Street  
Crosland Moor  
Huddersfield  
HD4 5BE

Fixed Asking Price £78,000

*Professionalism with Independence*



14 St Georges Square, Huddersfield, HD1 1JF  
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Having recently undergone some modernisation and improvement by the current vendor is this stone built 2 bedroom mid terrace property. Occupying a pleasant cul-de-sac position and having off road parking to the rear, it provides accommodation ideally suited to the first time buyer, professional couple or buy-to-let investor alike. The property has a gas fired central heating system together with uPVC double glazing and is situated in the popular area of Crosland Moor. It is conveniently located for access to Huddersfield town centre and an array of local amenities. An early internal inspection is highly recommended to appreciate the accommodation which comprises in brief:- lounge, rear entrance porch, kitchen, first floor landing, 2 bedrooms and bathroom. Energy Rating: D

The accommodation briefly comprises:-

#### GROUND FLOOR:

Enter the property via a solid wood external door into the:-

##### Lounge

4.27m x 3.81m (14'0" x 12'6")

This well proportioned reception room has a central heating radiator, uPVC double glazed window and fitted cupboards to the alcoves.



##### Kitchen

2.97m x 2.39m (9'9" x 7'10")

Being fitted with a range of modern matching base and wall units with working surface over, there is a 4 ring electric hob with overhead extractor and splash-back with electric oven beneath. There is a stainless steel sink with side drainer and mixer tap, space for a fridge freezer, part tiling to the walls, uPVC double glazed window, central heating radiator and a timber glazed door accessing the rear entrance porch.



##### Rear Entrance Porch

Having space and plumbing for an automatic washing machine and has a uPVC external door accessing the rear garden.

#### FIRST FLOOR:

##### Landing

Having a loft access point.

##### Bedroom 1

3.86m x 3.35m (12'8" x 11'0")

This well proportioned room is situated to the front of the property and has a central heating radiator and uPVC double glazed window.



##### Bedroom 2

3.35m x 2.29m (11'0" x 7'6")

Having a central heating radiator and uPVC double glazed window.



##### Bathroom

Comprising a modern 3 piece white suite incorporating low flush WC, a wash hand basin with mixer tap and vanity unit beneath and panelled bath with mixer tap and hose attachment. There is also part tiling to the walls and a uPVC double glazed window.



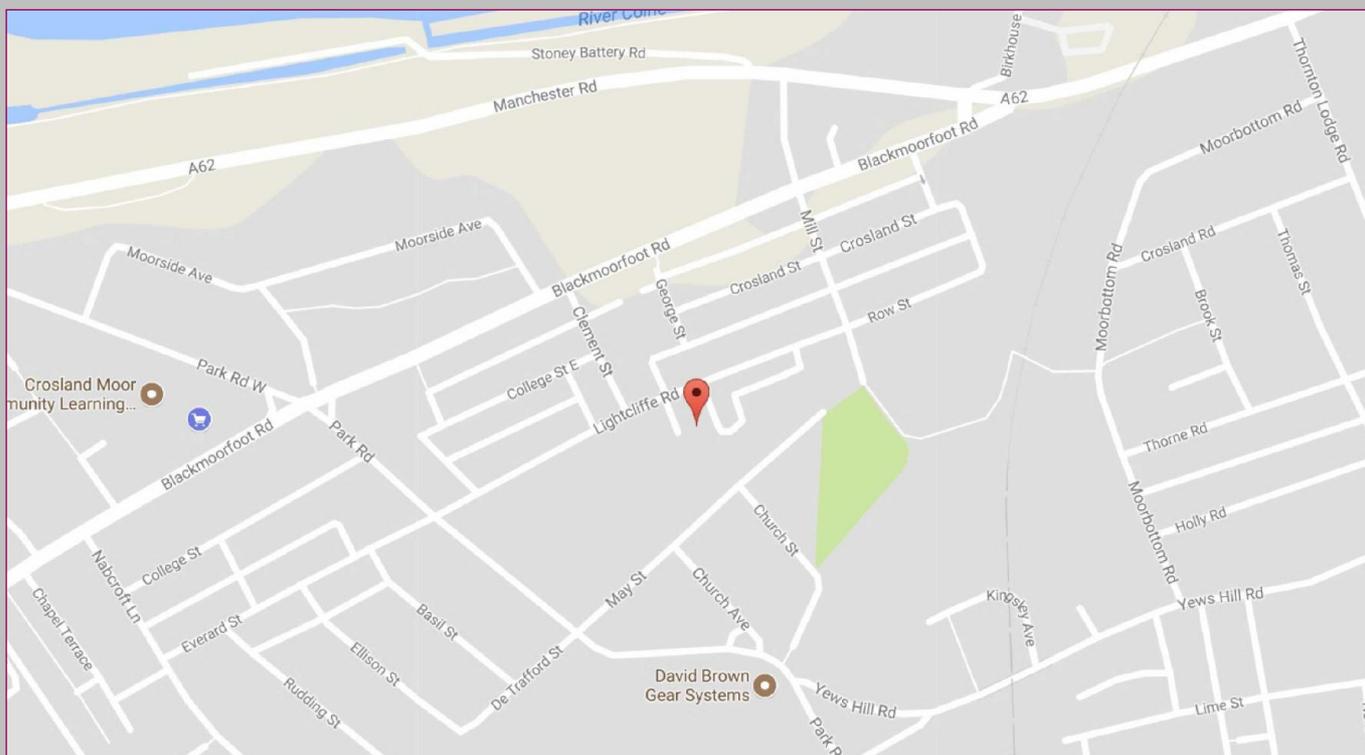
#### OUTSIDE:

To the front there is a buffer garden and to the rear there is a flagged driveway providing off road parking.



#### 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:

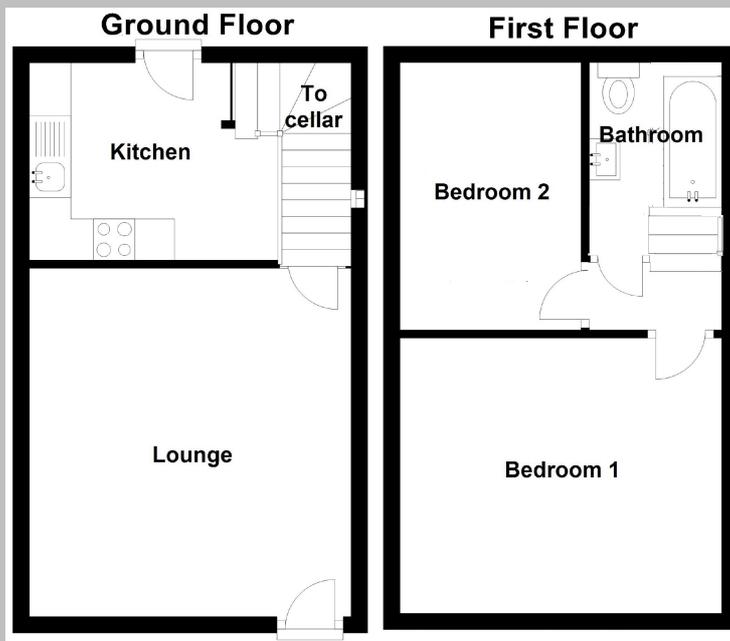
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

#### 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 on the A62 Manchester Road and pass through the traffic lights at Longroyd Bridge and Thornton Lodge and at the traffic lights at Crosland Moor take a left hand fork onto Blackmoorfoot Road and then turn left onto Clement Street and left onto Lightcliffe Road and then right onto Keat Street where the property can be found identified by our Bramleys for sale board.



### Energy Performance Certificate



16, Keat Street, HUDDERSFIELD, HD4 5BE

Dwelling type: Mid-terrace house  
 Date of assessment: 02 August 2017  
 Date of certificate: 02 August 2017  
 Reference number: 8383-7428-0370-0962-4906  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 53 m<sup>2</sup>

#### Use this document to:

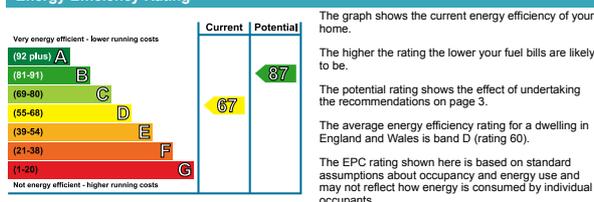
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|   |         |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 1,800 |
| Over 3 years you could save                     | £ 405   |

| Estimated energy costs of this home |                      |                      |  |
|-------------------------------------|----------------------|----------------------|--|
|                                     | Current costs        | Potential costs      | Potential future savings                 |
| Lighting                            | £ 114 over 3 years   | £ 114 over 3 years   |  |
| Heating                             | £ 1,437 over 3 years | £ 1,116 over 3 years |  |
| Hot Water                           | £ 249 over 3 years   | £ 165 over 3 years   |  |
| <b>Totals</b>                       | <b>£ 1,800</b>       | <b>£ 1,395</b>       | <b>You could save £ 405 over 3 years</b> |

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 Internal or external wall insulation | £4,000 - £14,000 | £ 321                        | ✓                         |
| 2 Solar water heating                  | £4,000 - £6,000  | £ 87                         | ✓                         |
| 3 Solar photovoltaic panels, 2.5 kWp   | £5,000 - £8,000  | £ 786                        | ✓                         |

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](http://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.

#### 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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