

bramleys



570 Manchester Road
Linthwaite
Huddersfield
HD7 5QY

Reduced To £72,500

Professionalism with Independence



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

Enjoying fantastic far reaching views across the Colne Valley is this 2 bedroom stone built over dwelling. Being ideally suited to the first time buyer, professional couple or buy-to-let investor. It is conveniently located for access to an array of local amenities in the nearby villages of Linthwaite and Slaithwaite. Having uPVC double glazing throughout, it is well worthy of an internal inspection and has accommodation comprising in brief:- entrance hall, lounge, kitchen, first floor landing, 2 bedroom, separate WC and bathroom. Energy Rating: D

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Hall

Lounge

4.39m x 4.22m (14'5" x 13'10")

Having a gas fire with feature fireplace and a uPVC double glazed window.



Kitchen

5.26m x 1.93m (17'3" x 6'4")

Being fitted with a range of matching wall and base units with working surface over, stainless steel sink with side drainer and mixer tap, integrated fridge freezer, 4 ring gas hob with overhead extractor and double electric oven. There is part tiling to the walls and a uPVC double glazed window.



FIRST FLOOR:

Landing

Having a loft access point.

Separate WC

Furnished with a low flush WC and having a uPVC double glazed window.

Bedroom 1

3.96m x 3.05m (13'0" x 10'0")

Having a uPVC double glazed window and ceiling fan.



Bedroom 2

4.32m max. x 2.18m (14'2" max. x 7'2")

Situated to the rear of the property and enjoying far reaching views through a uPVC double glazed window.



Bathroom

Comprising of a 2 piece white suite incorporating pedestal wash basin and panelled bath. There is a uPVC double glazed window, wall mounted water heater and storage cupboard over the bulk-head.



OUTSIDE:

To the front there is an enclosed buffer garden.

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, DX 712995 Huddersfield is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact DX 712995 Huddersfield 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:

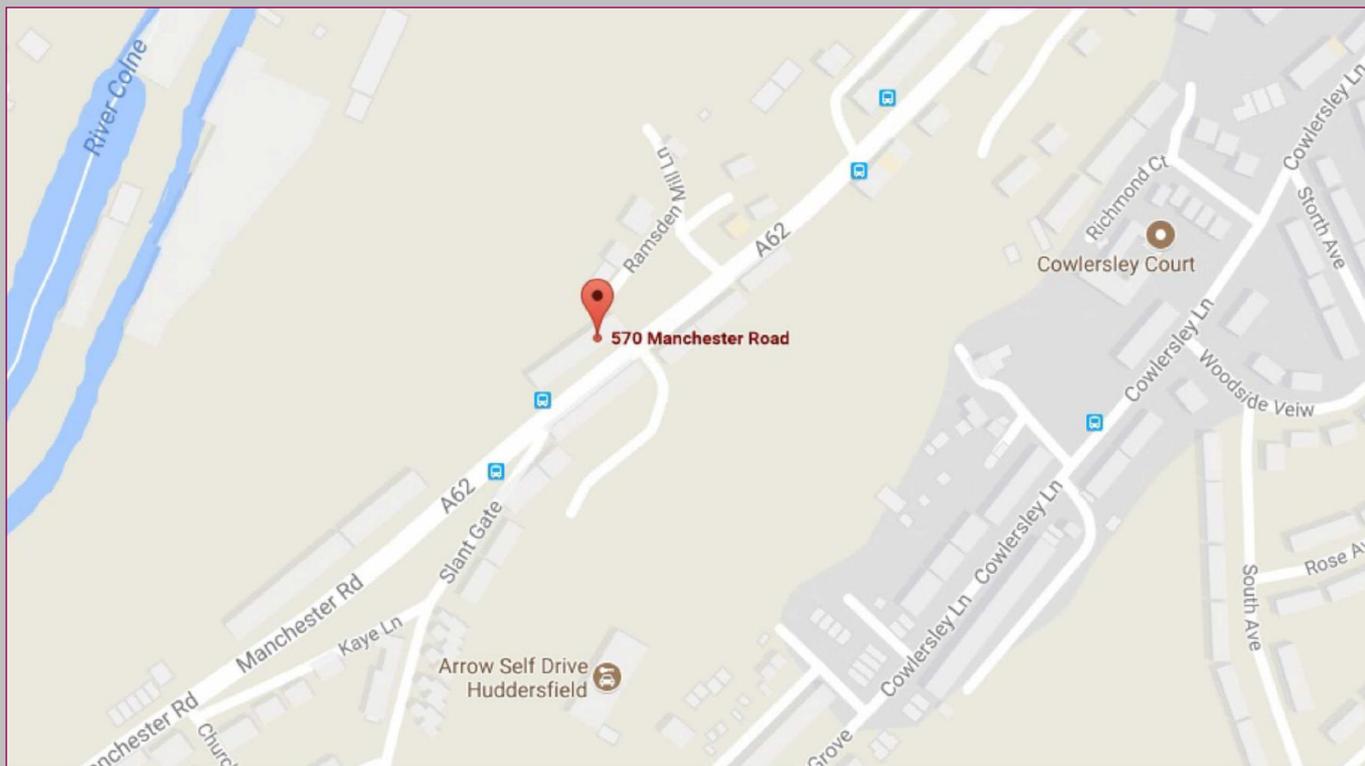
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

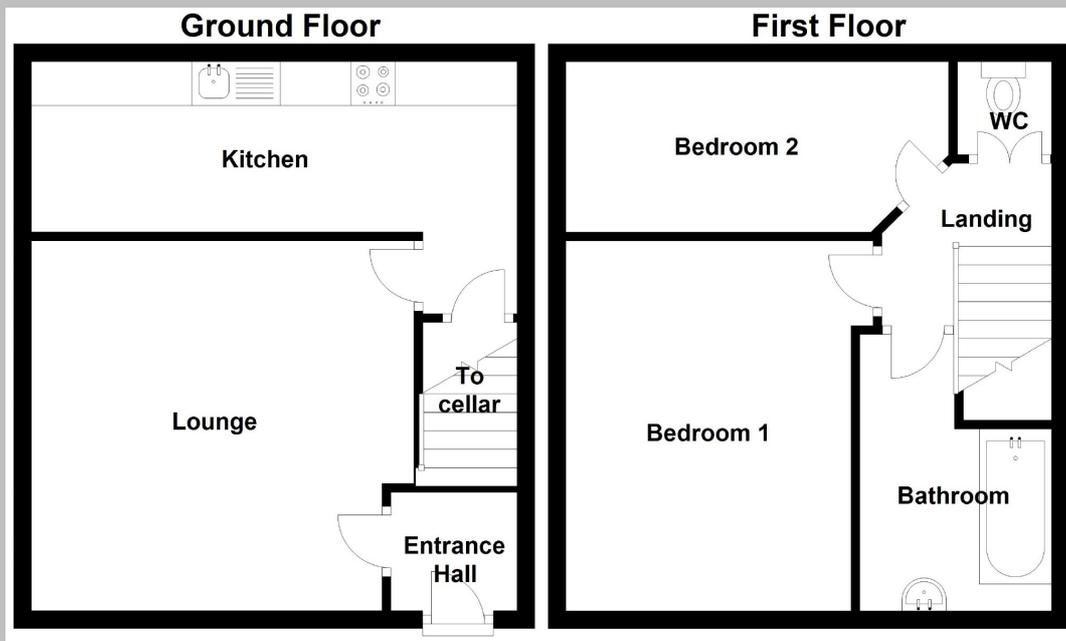
ON-LINE CONVEYANCING SERVICES:

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, proceed through the traffic lights at Longroyd Bridge and Crosland Moor. Continue along the main road passing through the traffic lights in Cowlersley, proceed up the road for approximately 1/2 mile where the property can be found on the right hand side identified by a Bramleys for sale board.





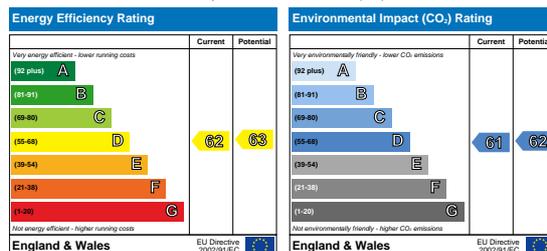
Energy Performance Certificate



570 Manchester Road
Linthwaite
HUDDERSFIELD
HD7 5QY

Dwelling type: Top-floor maisonette
Date of assessment: 27 September 2011
Date of certificate: 28 September 2011
Reference number: 2138-3040-6281-9909-5994
Type of assessment: RdSAP, existing dwelling
Total floor area: 74 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.



England & Wales
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
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	246 kWh/m ² per year	237 kWh/m ² per year
Carbon dioxide emissions	3.4 tonnes per year	3.3 tonnes per year
Lighting	£82 per year	£41 per year
Heating	£580 per year	£590 per year
Hot water	£75 per year	£75 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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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