

bramleys

For Sale

**FLAT 1 ST JOHNS AVENUE
NEWSOME
HUDDERSFIELD
HD4 6JP**

RESIDENTIAL SALES

£75,000



- **GROUND FLOOR FLAT**
- **1 BEDROOM**
- **MODERN FITTED KITCHEN AND BATHROOM**
- **LOCAL BUS ROUTES NEARBY**
- **ACCESS TO BERRY BROW TRAIN STATION**
- **IDEAL FOR THOSE LOOKING FOR GROUND FLOOR**



This 1 bedroom ground floor flat is situated within the popular area of Newsome and offers good sized accommodation for the single person or retired couple. Being offered for sale with no upward chain, the property has readily available access to local transport links, Berry Brow train station and Huddersfield town centre which is approximately 2 miles away. An internal viewing is essential to appreciate the accommodation on offer which briefly comprises:- entrance hall, lounge, kitchen, bedroom and shower room. Energy Rating: D

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the building through a communal entrance door.

Flat 1 - Entrance Hall

Accessed from the ground floor, having a central heating radiator.

Boiler Room

Housing the central heating boiler.

Lounge

5.00m x 3.25m (16'5" x 10'8")

This well proportioned living room has a wooden fireplace with inset electric fire, a central heating radiator, sealed unit double glazed window and fitted cupboards.



Kitchen

2.64m x 2.08m (8'8" x 6'10")

Fitted with a range of laminated base units, wall cupboards and working surfaces. There is a stainless steel sink with side drainer and mixer tap, sealed unit double glazed window, tiled splashback and space for a washing machine, cooker and an undercounter fridge.



Shower Room/WC

Furnished with a 3 piece white suite comprising low flush WC, wash basin set on to a vanity cupboard and larger style shower cubicle with overhead thermostatic mixer shower. There are fully tiled walls and a sealed unit double glazed window.



Bedroom

2.74m x 2.95m (9'0" x 9'8")

Having a central heating radiator, 2 fitted wardrobes with hanging and shelving facilities and a built-in dressing table. There is also a sealed unit double glazed window.



PLEASE NOTE:

It is understood that the property is responsible for 25% share of any external maintenance required. We would therefore advise any prospective buyers to make their own enquiries to Kirklees council regarding the maintenance schedule.

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

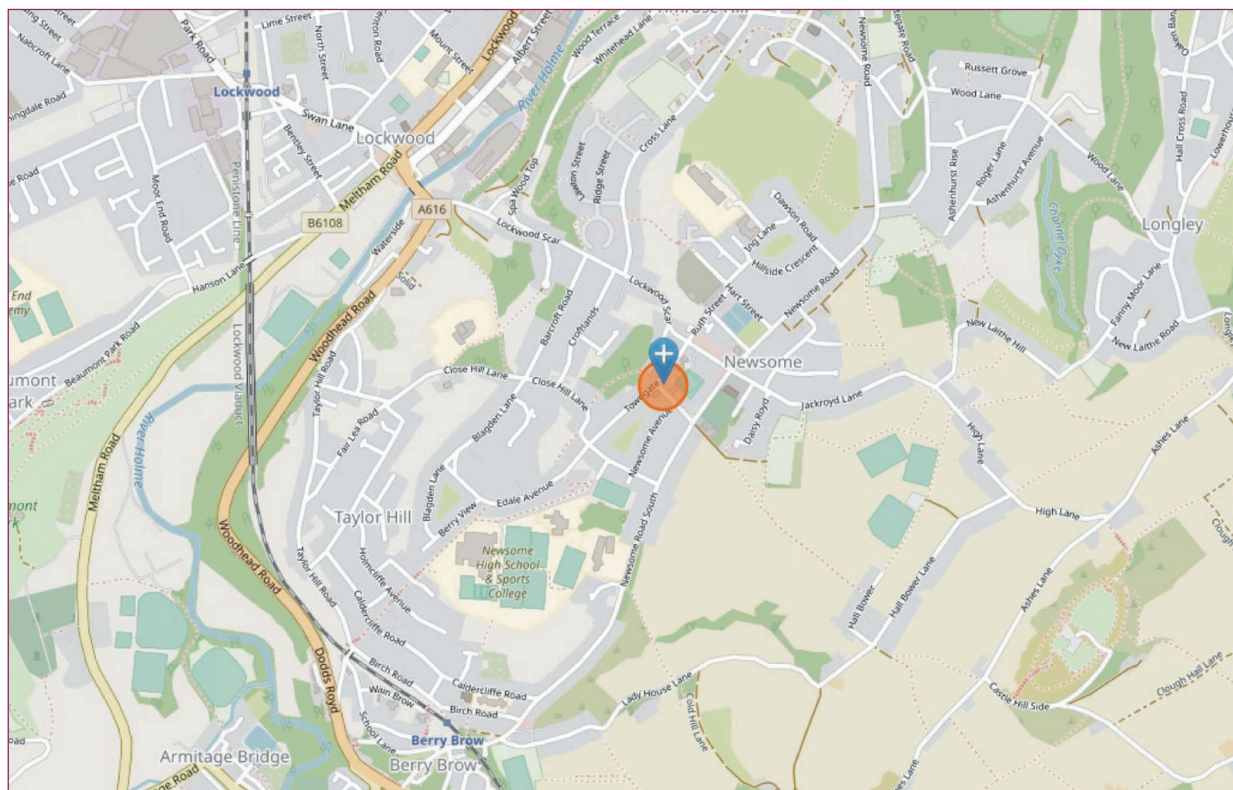
vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ON-LINE CONVEYANCING SERVICES:

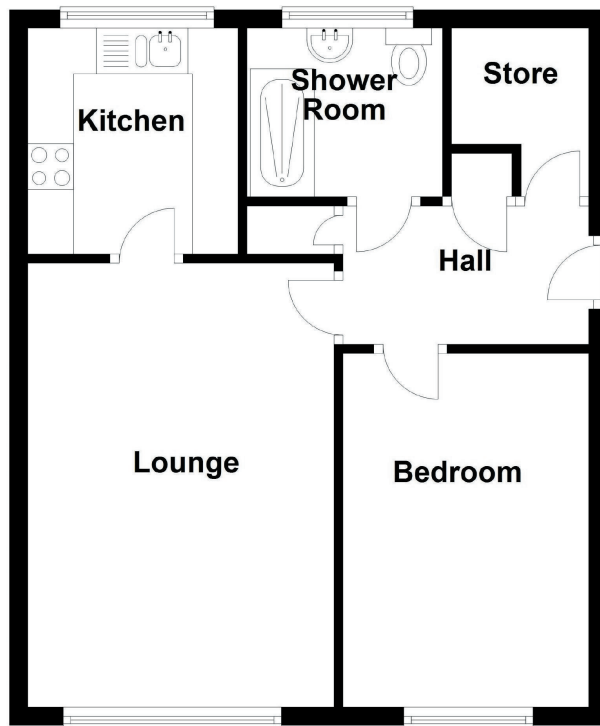
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) in the direction of Holmfirth. At the set of traffic lights turn left into Colne Road and then left onto Queen Street South. Continue forward onto Kingsbridge Road and bear right onto Newsome Road. Proceed up to the cross roads in the centre of Newsome. Continue straight ahead into Newsome Road South and take a right turning into St Johns Avenue where the block of flats will be found towards the end on the right hand side.



Ground Floor



Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO₂) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

bramleys.com

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:

1. 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.
2. 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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