

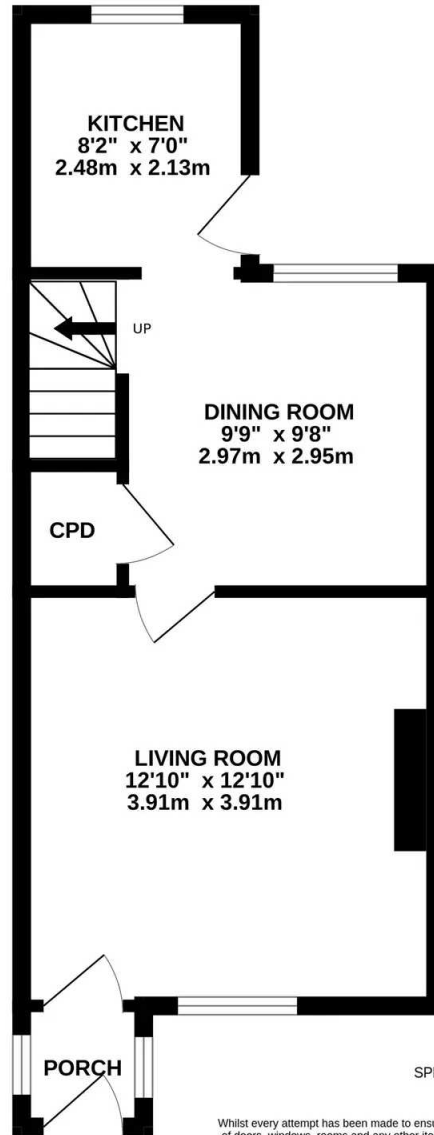


Springbank Road, Huddersfield

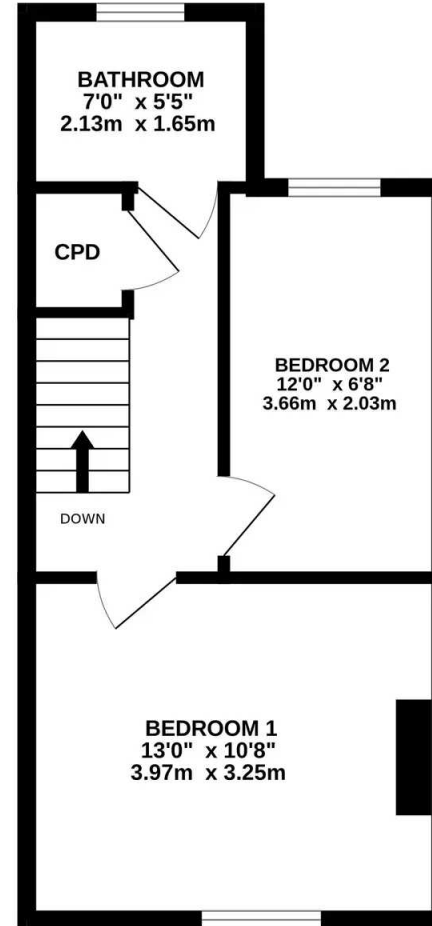
Huddersfield

Offers in Region of **£110,000**

GROUND FLOOR



1ST FLOOR



SPRINGBANK ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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57 Springbank Road

Huddersfield, Huddersfield

An attractively presented inner through terrace house, pleasantly situated at the end of a no through road in a convenient location and close to a variety of shops and retail park that line Leeds Road. The accommodation is served by a gas central heating system, PVCu double glazing and briefly comprising to the ground floor; Entrance porch, living room, separate dining room, kitchen. To the first floor a landing leading to two bedrooms and bathroom. Externally there is on street permit parking and gardens laid out to front and rear.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





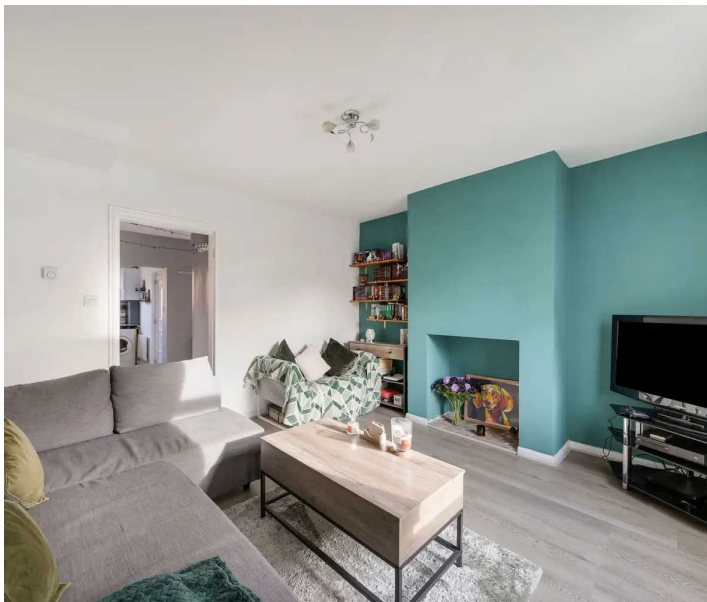
Entrance Porch

A composite and frosted double glazed door opens in to an entrance porch, this has a ceiling light point, cloaks rail, frosted PVCu double glazed window and grey plank effect laminate flooring. From here a timber panelled and glazed door opens into the living room.

Living Room

12' 10" x 12' 10" (3.91m x 3.91m)

A comfortable and well proportioned reception room which has a PVCu double glazed window looking out over the front garden and with a pleasant aspect beyond, there is a ceiling light point, central heating radiator, grey plank effect laminate flooring and chimney breast. To the rear of the living room a doorway provides access to the dining room.



Dining Room

9' 9" x 9' 8" (2.97m x 2.95m)

With a PVCu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator, grey plank effect laminate flooring, useful storage cupboard and to one side a staircase rises to the first floor. From the dining room a doorway provides access to the kitchen.

Kitchen

8' 2" x 7' 0" (2.49m x 2.13m)

With a PVCu double glazed window looking out over the rear garden, PVCu and frosted double glazed door, ceiling light point, central heating radiator, wall mounted Vaillant gas fired central heating boiler, and fitted with a range of 'Matte Grey' base and wall cupboards, drawers, overlying worktops with tiled splashbacks, inset single drainer stainless steel sink, gas cooker point, and plumbing for automatic washing machine.





First Floor Landing

With ceiling light point, loft access and storage cupboard over the bulkhead. From the landing access can be gained to the following:-

Bedroom One

12' 10" x 10' 10" (3.91m x 3.30m)

A good sized double room which has a PVCu double glazed window looking out over the front garden and enjoying a pleasant aspect beyond, there is a ceiling light point, central heating radiator, chimney breast and grey plank effect laminate flooring.

Bedroom Two

12' 0" x 6' 8" (3.66m x 2.03m)

Another good sized bedroom with a PVCu double glazed window looking out to the rear, there is a ceiling light point, central heating radiator and grey plank effect laminate flooring.

Bathroom

7' 0" x 5' 5" (2.13m x 1.65m)

With a frosted PVCu double glazed window, ceiling light point, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising; panelled bath with curved shower screen and chrome shower fitting over, pedestal wash basin with chrome mixer tap and low flush w.c.





Entrance Porch

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GARDEN

To the front of the property a timber hand gate opens on to a flagged pathway which leads to the main entrance and adjacent to this there is a lawned garden. To the rear there is a flagged pathway and garden which is bordered by timber fencing with timber hand gate at the foot giving access to a footpath for bin access.

ON STREET

There is on street permit parking.





ADDITIONAL INFORMATION

DIRECTIONS

Using satellite navigation enter the postcode HD2 1XX

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ 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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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