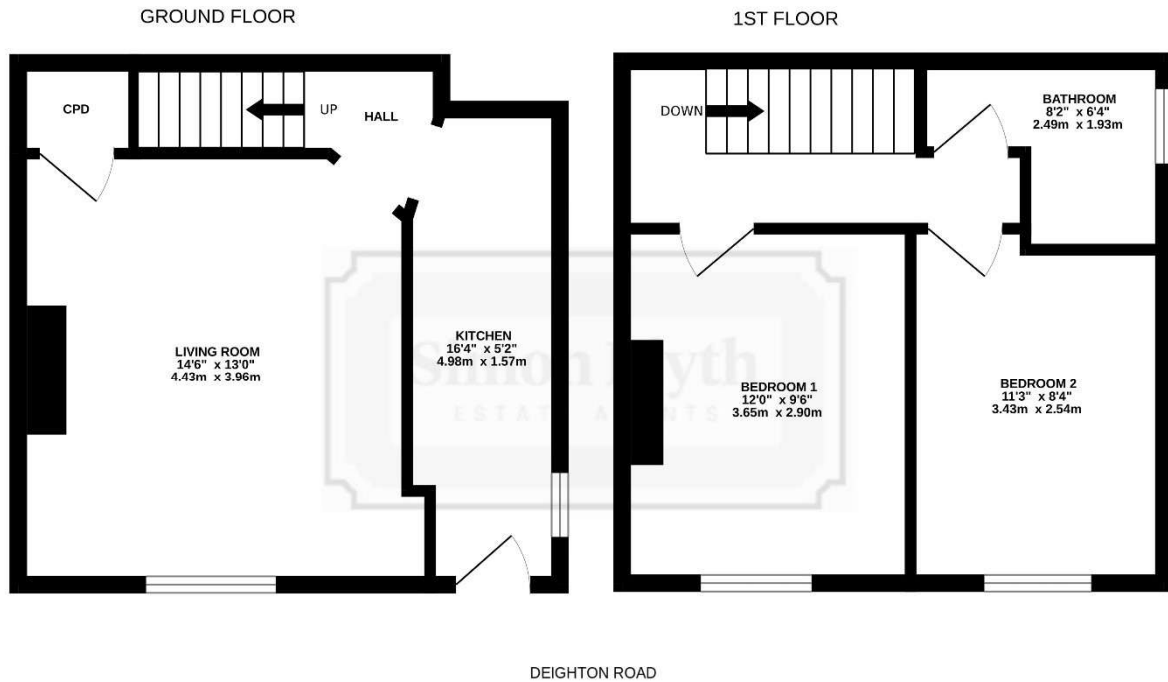


Simon Blyth
ESTATE AGENTS



81 DEIGHTON ROAD, HUDDERSFIELD, HD2 1LS

FLOORPLAN



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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PROPERTY DESCRIPTION

Tucked away and set at right angles to the roadside, a rear-facing two double bedroomed corner terraced house with a large side garden ideal for someone looking to take their first steps on the property ladder.

The property is located in a convenient and established residential area within walking distance of Deighton railway station, accessible for the m62 and with local shopping facilities close by.

The accommodation is served by a gas central heating system, PVCU double glazing and briefly comprises to the ground floor living room with a lovely stone fireplace with log burning stove and separate kitchen. First floor landing leading to two double bedrooms and bathroom. Externally there is off road parking together with large enclosed lawned side garden with a timber garden shed.

OFFERS AROUND £115,000

GROUND FLOOR

KITCHEN

Measurements- 16'4" x 5'"

With PVCU and frosted double-glazed door, there is PVCU frosted double-glazed window to the side elevation, ceiling light point, central heating radiator, laminate flooring which continues throughout the ground floor and fitted with a range of shaker style wall and base cupboards, drawers, contrasting over lying worktops with tile splashbacks, inset single drainer stainless steel sink with mixer tap, four ring gas hob with extractor hood over and electric oven beneath together with under counter space for appliances. To one side door opens into the living room.



LIVING ROOM

Measurements- 14'6"X 13'0"

Is a comfortable and well-proportioned reception room which has two PVCU double-glazed windows providing plenty of natural light, ceiling light point, dado rail, central heating radiator, two wall light points and as the main focal point of the room, there is an impressive stone fire place which is home to a log burning stove which rests on a raised stone hearth. To one side a door gives access to a useful storage area beneath the staircase.



FIRST FLOOR

LANDING

There is a ceiling light point and a storage cupboard over the bulkhead. From the landing access can be gained to the following rooms: -



FIRST FLOOR

BEDROOM ONE

Measurements- 12'0" x 9'6"

Is a double room with PVCU double glazed window, ceiling light point, central heating radiator, chimney breast and cupboard housing a Worcester gas fired central heating boiler.



BEDROOM TWO

Measurements- 11'3" x 8'4"

Is a double room situated adjacent to bedroom number one and having a PVCU double glazed window, ceiling light point and central heating radiator.





BATHROOM

Measurements- 8'2" X 6'4"

with a frosted PVCU double glazed window, ceiling light point, central heating radiator, part-tiled walls and fitted with a suite comprising panelled bath with curved shower screen and chrome shower fitting incorporating fixed shower rose and separate hand spray, pedestal wash basin and low flush WC.



OUTSIDE

PARKING

The property is set just off Deighton Road with off-road parking to the left-hand side of the lane.



GARDENS

To the right-hand side of the property there is a timber hand gate giving access to a large garden which is lawned and is partly boarded by stone wall and timber fencing, there is a lawned area together with planted trees, shrubs, timber garden shed and an outside cold-water tap.



ADDITIONAL INFORMATION

EPC rating - D

Property tenure – Freehold

Local authority - Kirklees Council

Council tax band –A

Central heating- the property has a gas central heating system, PVCU double glazing

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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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

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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 TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

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