

bramleys



12 Thornfield Road
Lockwood
Huddersfield
HD4 5HQ

£162,000

Professionalism with Independence



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Offered for sale with no upward chain is this substantial period terraced property which offers a huge amount of potential. Being located in the popular residential area of Lockwood, which is approximately 2 miles from the centre of Huddersfield, the property offers extremely generous 3/4 bed roomed accommodation which is ideally suited to the growing family. Although in need of a general programme of modernisation, the property has retained much of its period charm with features indicative of its era such as high ceilings, decorative coving and deep set skirting boards. The property is equipped with a gas fired central heating system and comprises in brief: entrance hallway, lounge, dining room, kitchen, conservatory, side storage passageway, three first floor bedrooms, house bathroom, shower room and separate wc, spacious second floor attic bedroom. Externally the property has gardens to both the front and rear. An internal inspection is essential to appreciate the size of the accommodation on offer. Energy Rating: E

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property via an exterior door into the spacious entrance hallway.

Entrance Hallway

Having a staircase rising to the first floor level, central heating radiator, ceiling coving, a door accessing the lower ground floor cellar, a side door accessing the passageway to the side and additional doors accessing the kitchen, dining room and lounge.

Lounge

4.22m x 4.42m (13'10" x 14'6")

A generously proportioned reception room which sits to the front of the property and has large period sash windows to the front elevation allowing for plentiful natural light. There is fitted display shelving to the alcoves, decorative ceiling coving and high skirting boards, central heating radiator and a tiled fireplace and hearth.



Conservatory/Lean To

2.44m x 4.22m (8'0" x 13'10")

Having tiling to the walls and floor, double glazed windows and double glazed sliding patio doors giving access to the rear garden.



Dining Room

3.58m x 4.39m (11'9" x 14'5")

Once again being of generous proportions with deep set skirting boards and ceiling coving, central heating radiator and an open fireplace with stone hearth housing a multi fuel stove. Glass doors give access to the conservatory/lean to.

Kitchen

3.33m x 2.72m (10'11" x 8'11")

Fitted with a range of matching wall and base units with working surfaces over inset into which is a stainless steel sink unit with side drainer and mixer tap. There are built in appliances to include double oven, 4 ring hob and fitted extractor and fridge and there is space and plumbing for an automatic washing machine and a dishwasher. Having a central heating radiator, tiling to the walls and a window to the rear elevation.

Side Passageway

Accessed from the entrance hall, the side passageway is enclosed to the front and rear and has fitted shelving, tiling to the floor and gives access to the garden and provides ample storage space.

FIRST FLOOR:

Landing

Having a central heating radiator, door with staircase accessing the attic room and doors access the bedroom accommodation and bathroom.

Master Bedroom

4.22m x 4.34m (13'10" x 14'3")

Positioned to the front of the property and having period sash windows to the front elevation with central heating radiator beneath, ceiling coving, a range of built in wardrobes and storage and a hand wash basin fitted into a corner vanity unit.



Bedroom 2

3.61m x 4.39m (11'10" x 14'5")

Once again being of generous double proportions with a period sash window to the rear elevation, central heating radiator and ceiling coving.

Bedroom 3

2.01m min, 2.59m max x 3.07m (6'7" min, 8'6" max x 10'1")

A single bedroom to the front of the property with period sash window to the front elevation and a central heating radiator.

Bathroom

A spacious bathroom furnished with a 3 piece suite comprising low flush wc, panelled bath and a wash hand basin set to a granite working surface with fitted storage cupboard beneath. There is a central heating radiator, a range of built in storage cupboards, tiling to the walls and a period sash window to the rear elevation.



Shower Room

Sitting over the passageway and furnished with an electric shower with tiling to the walls and inset ceiling spotlights and from this area a door gives access to a separate wc.

Separate WC

Having inset ceiling spotlights, low flush wc and a period sash window.

SECOND FLOOR:

Attic Room

7.59m x 5.44m (24'11" x 17'10")

A particularly generous space offering a huge amount of potential and having 2 Velux windows, 2 central heating radiators and a cast iron ornamental fireplace and storage within the eaves.

OUTSIDE:

To the front of the property there is a further paved garden area with a range of decorative shrubs. A path with steps gives access to the main front door and to the side of this there is an additional path with a door accessing the internal passageway. To the rear of the property there is a paved garden area with an outbuilding.



COUNCIL TAX BAND:

B

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:

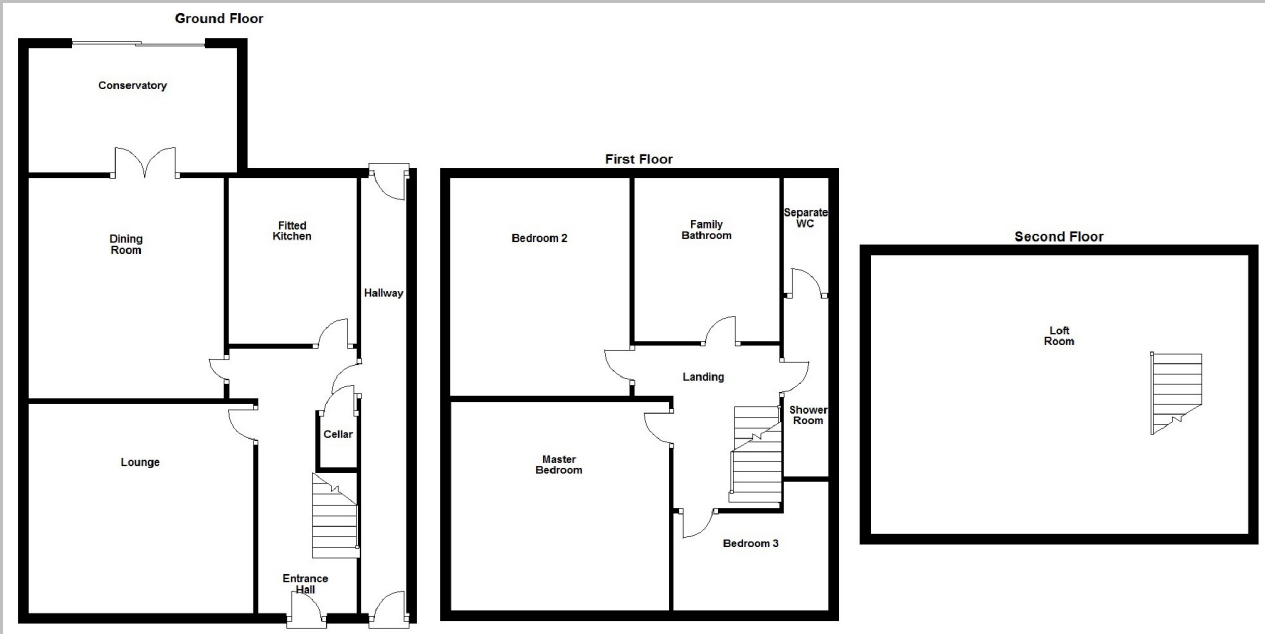
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

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 via Chapel Hill and proceed through the traffic lights at Folley Hall and follow into Lockwood Road. Proceed to the end of Lockwood Road and at the traffic lights continue straight ahead into B6108 Meltham Road. Take the third right hand turning up Hanson Lane and the second right hand turn onto Moorend Road. Proceed along Moorend Road taking the first right turn onto Thornfield Road where the subject property can be found on the right hand side clearly identified by the Bramleys For Sale board.



Energy Performance Certificate



12, Thornfield Road, HUDDERSFIELD, HD4 5HQ

Dwelling type: Mid-terrace house
 Date of assessment: 07 April 2016
 Date of certificate: 07 April 2016
 Reference number: 0645-2833-7340-9806-1361
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 151 m²

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

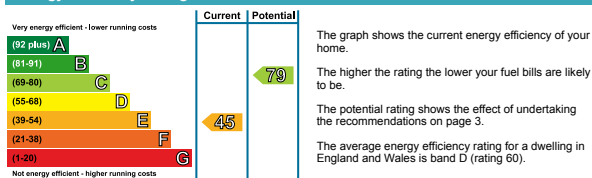
Estimated energy costs of dwelling for 3 years:	£ 6,630
Over 3 years you could save	£ 3,453

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 240 over 3 years	
Heating	£ 5,964 over 3 years	£ 2,634 over 3 years	
Hot Water	£ 303 over 3 years	£ 303 over 3 years	
Totals	£ 6,630	£ 3,177	You could save £ 3,453 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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 Room-in-roof insulation	£1,500 - £2,700	£ 1,323	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,026	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 423	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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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