

bramleys



7 Albany Road
Dalton
Huddersfield
HD5 9UL

£160,000

Professionalism with Independence



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NO UPPER CHAIN

This well presented 3 bedroomed semi-detached property forms an ideal purchase for the family buyer. Located in Dalton, the property is approximately 2 miles from Huddersfield town centre and is convenient for amenities in nearby Moldgreen and Waterloo including shops, doctors surgery and local schooling. The property has uPVC double glazing, a gas fired central heating system and burglar alarm system. Externally, the property has a tarmac driveway and single detached garage providing off road parking, a garden area to the front and a further good sized enclosed lawned and decked area to the rear. An internal inspection is essential to appreciate the accommodation which comprises in brief:- entrance hall, lounge, dining room, kitchen, first floor landing, 3 bedrooms and 4 piece white bathroom suite. Energy Rating: D

The accommodation briefly comprises:-

GROUND FLOOR:

A uPVC external door gives access into the:-

Entrance Hall

Having a staircase ascending to the first floor landing, there is ceiling coving and a central heating radiator.

Lounge

4.17m x 3.71m (13'8" x 12'2")

Having a living flame gas fire with marble hearth and backdrop and wood surround, there is ceiling coving, a central heating radiator, a display cabinet with cupboards beneath and a uPVC double glazed window to the front elevation.



Dining Room

3.35m x 3.20m (11'0" x 10'6")

Having wood laminate flooring, ceiling coving, a central heating radiator and uPVC sliding doors giving access to the rear garden.



Kitchen

3.38m x 2.24m (11'1" x 7'4")

Comprising of a range of matching modern wall and base units with complementary laminated working surfaces over, there is a stainless steel sink unit with side drainer and mixer tap, a four ring gas hob with overhead extractor and light, integrated dishwasher, fridge and freezer. The walls are fully tiled, there is tiling to the floor, there are ceiling spotlights, a built-in double oven, a uPVC double glazed window overlooking the rear garden and a uPVC stable style door leading to the side of the property. There is also a useful under-stairs storage cupboard which has a uPVC double glazed window and space and plumbing for an automatic washing machine.



FIRST FLOOR:

Landing

Having ceiling coving, a loft access point and a uPVC double glazed window to the side elevation.

Bedroom 1

3.89m x 2.74m excluding robes (12'9" x 9'0" excluding robes)

Having 10 door fitted wardrobes, ceiling coving, a central heating radiator and a uPVC double glazed window.



Bedroom 2

3.71m x 3.25m (12'2" x 10'8")

This second bedroom is of generous proportions and is situated to the rear of the property and has a central heating radiator, ceiling coving and a uPVC double glazed window overlooking the rear garden.



Bedroom 3

2.97m max. x 2.26m max. (9'9" max. x 7'5" max.)

Having fitted 2 door wardrobe with drawers, there is a central heating radiator, ceiling coving and a uPVC double glazed window to the front elevation.



Bathroom

Being tiled to the floor and fully tiled to the walls and comprising of a 4 piece white suite incorporating a shower cubicle with thermostatic mixer shower, there is a corner BioJet hydro-massage bath with mixer tap and shower attachment, a low flush WC and a vanity sink unit. There are uPVC double glazed windows to the side and rear elevations, ceiling spotlights and a chrome ladder-style central heating radiator.



OUTSIDE:

To the front of the property a tarmac driveway provides off-road parking and leads to a single detached garage which has an up and over door and power and light. Adjacent to the driveway is a section of lawned garden with mature shrub borders. To the rear accessed via the dining room or to the side of the property is a further enclosed good sized garden area which comprises of a decked seating area with a section of lawned garden beyond which has mature shrub borders and there is an external water feature and water tap. There is also an outhouse which is accessed externally and houses the wall mounted combination boiler.



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.

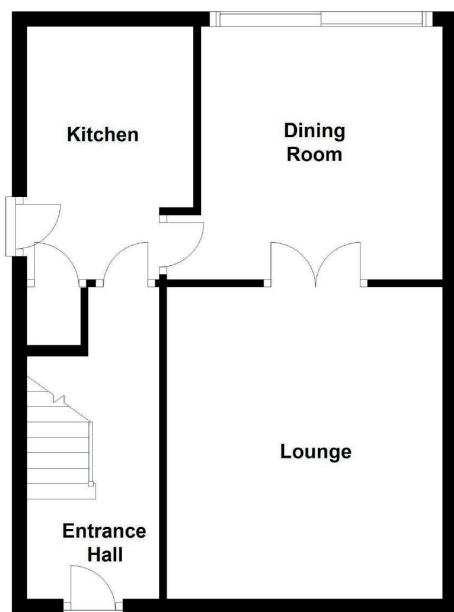
ON-LINE CONVEYANCING SERVICES:

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.

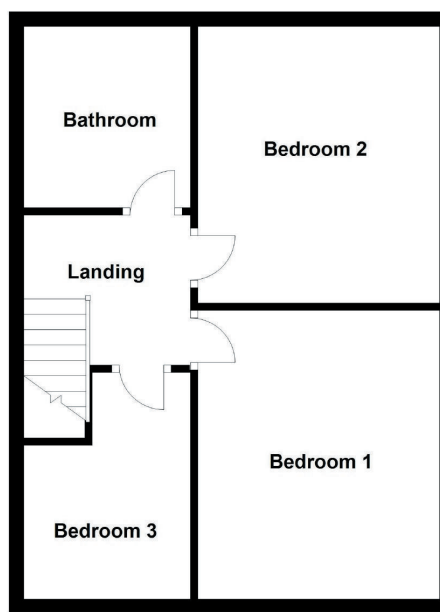
DIRECTIONS:

Leave Huddersfield on the A629 Wakefield Road, passing through the traffic lights at Aspley and Moldgreen. Continue along this road to the traffic lights at Dalton Green Lane and take a left hand turning into Dalton Green Lane, a right into Albany Road and the property is located on the left hand side identified by a Bramleys for sale board.

Ground Floor



First Floor



Energy Performance Certificate



7, Albany Road, HUDDERSFIELD, HD5 9UL

Dwelling type: Semi-detached house Reference number: 9678-4018-7241-4876-1960
 Date of assessment: 13 September 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 13 September 2016 Total floor area: 86 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: £ 3,075

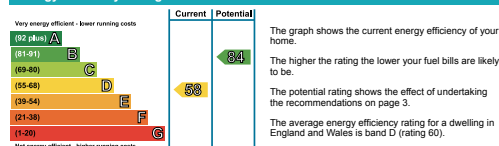
Over 3 years you could save £ 1,200

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 171 over 3 years	
Heating	£ 2,397 over 3 years	£ 1,485 over 3 years	
Hot Water	£ 369 over 3 years	£ 219 over 3 years	
Totals	£ 3,075	£ 1,875	You could save £ 1,200 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 Cavity wall insulation	£500 - £1,500	£ 663	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 147	✓
3 Low energy lighting for all fixed outlets	£45	£ 114	✓

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.

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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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