

bramleys

For Sale

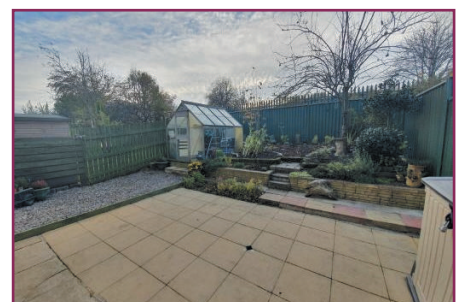
**2 BIRCH GROVE
GOLCAR
HUDDERSFIELD
HD7 4BQ**

RESIDENTIAL SALES

£125,000



- **3 BEDROOMED ACCOMMODATION**
- **WELL PRESENTED THROUGHOUT**
- **MODERN FITTED KITCHEN AND SHOWER ROOM**
- **GARDENS TO BOTH THE FRONT AND REAR**
- **OFF-ROAD PARKING**
- **CONVENIENTLY LOCATED FOR WELL REGARDED SCHOOLING**



Having undergone a programme of modernisation and improvement by the current vendor, is this well presented 3 bedroom end terraced property. The property has a gas fired central heating system, uPVC double glazing, fully boarded loft providing useful storage and is situated in the popular village of Golcar where an array of amenities can be found including local schooling. The property features a well presented open plan dining kitchen, together with a modern fitted shower room. Externally there are gardens to both the front and rear, together with allocated parking. Being well worthy of an internal inspection, the property has accommodation briefly comprising:- entrance hall, store room/utility, lounge, dining kitchen, first floor landing, 3 bedrooms, shower room and separate WC. Energy Rating: C

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Hall

Having a central heating radiator and access to the store room/utility.

Store Room/Utility

1.78m x 1.70m (5'10" x 5'7")

Having wall and base units with working surface over and uPVC external door.

Lounge

3.53m x 3.40m (11'7" x 11'2")

Located to the rear of the property, having a uPVC double glazed window, central heating radiator and wood effect laminate flooring.



Dining Kitchen

5.38m max. x 3.45m (17'8" max. x 11'4")



Dining Kitchen

Having a range of matching wall and base units with working surface over, having space for an automatic washing machine, uPVC double glazed windows to the front and rear, uPVC external door, central heating radiator and wood effect laminate flooring. There are also an array of integrated appliances including 5 ring gas hob with overhead extractor, dishwasher, microwave, fridge and double oven.

FIRST FLOOR:

Landing

Having a uPVC double glazed window.

WC

Furnished with a 2 piece white suite incorporating low flush WC and wash hand basin with mixer tap and vanity unit beneath. There is also a uPVC double glazed window.

Shower Room

Furnished with a modern 2 piece white suite incorporating a wash hand basin with mixer tap and shaker style vanity unit beneath, together with a shower cubicle with frameless glass shower screen and mixer shower over. There are part tiled walls, chrome ladder central heated towel rail, ceiling spotlights, extractor fan and a uPVC double glazed window.



Bedroom 1

3.48m x 2.95m (11'5" x 9'8")

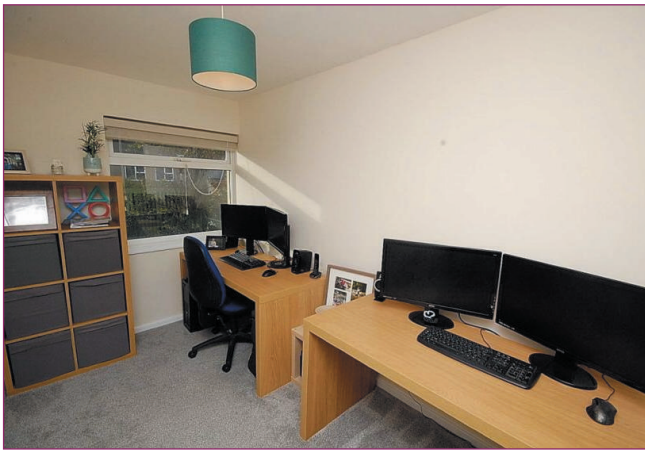
Situated to the rear of the property, having a central heating radiator and uPVC double glazed window.



Bedroom 2

3.53m x 2.01m (11'7" x 6'7")

Having a uPVC double glazed window.



Bedroom 3

3.53m x 1.96m (11'7" x 6'5")

Having a central heating radiator and uPVC double glazed window.



LOFT:

Accessed from bedroom 2 via a wooden pull down ladder. The loft runs the width of the property and has been fully boarded to provide additional storage.

OUTSIDE:

To the front of the property there is a section of lawned garden with mature shrubs and trees. To the rear there is a well proportioned enclosed garden which consists of a flagged patio area, raised beds and greenhouse.



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:

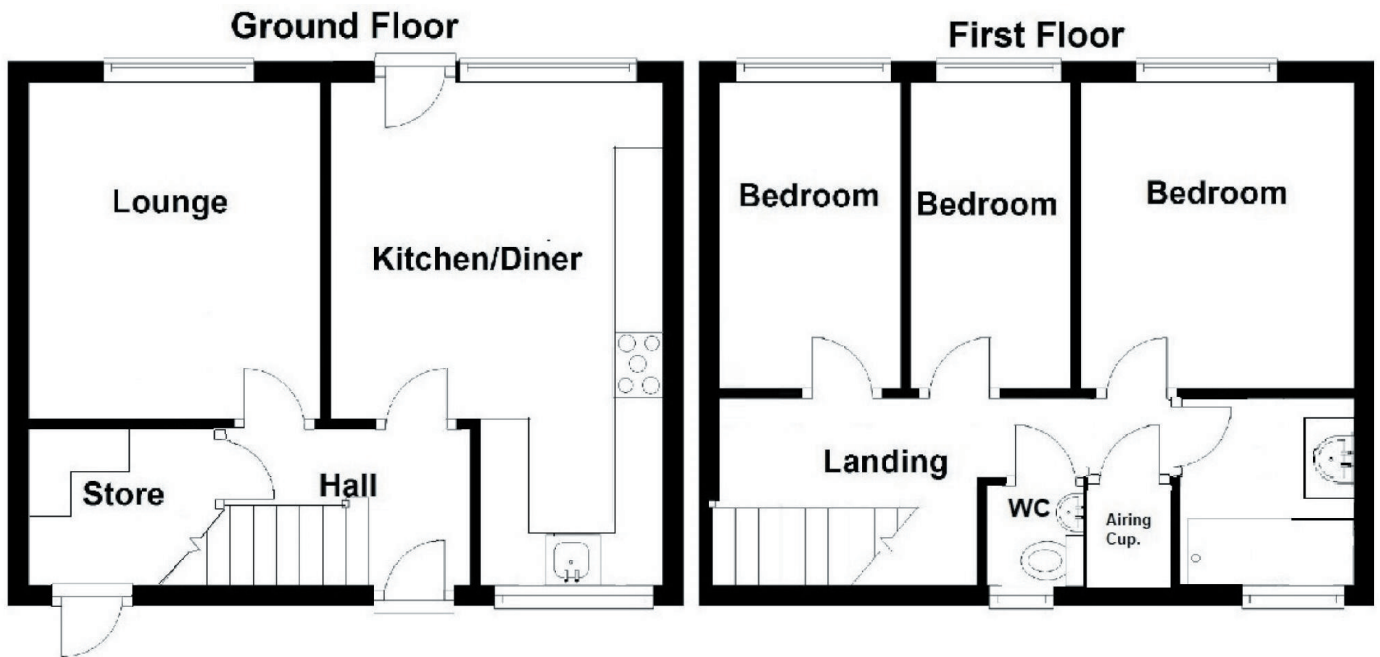
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details 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 Manchester Road (A62) in the direction of Slaithwaite. Upon entering the village of Milnsbridge take a right hand turning onto Whiteley Street. Continue along this road to the junction at Morley Lane. Bear right and then left and at the traffic lights at Scar Lane take a left hand turning. Continue along this road to the second roundabout. Turn right onto Sycamore Avenue and take a left turning into Beech Avenue. Continue to the end, turning left onto Birch Grove, where the property can be found on the right hand side.



Energy Performance Certificate

2, Birch Grove, Golcar, HUDDERSFIELD, HD7 4BQ

Dwelling type: End-terrace house Reference number: 8208-1625-9829-1797-3683
 Date of assessment: 12 June 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 13 June 2018 Total floor area: 75 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:	£ 1,971
Over 3 years you could save	£ 234

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 159 over 3 years	
Heating	£ 1,464 over 3 years	£ 1,362 over 3 years	
Hot Water	£ 300 over 3 years	£ 216 over 3 years	
Totals	£ 1,971	£ 1,737	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Current	Potential
A (82 plus)		
B (69-81)		
C (55-68)		
D (39-54)	72	
E (21-38)		
F (11-20)		
G		87

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 111
2 Low energy lighting for all fixed outlets	£15	£ 42
3 Solar water heating	£4,000 - £6,000	£ 84

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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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:

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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