



63 Southern Road, Huddersfield, HD4 5TJ

**£137,500**

Offered FOR SALE is this THREE bedroom end terrace property in this popular part of Huddersfield. Accommodation comprises; Entrance lobby, lounge with bay window, real oak flooring and multi fuel stove, dining kitchen with useful downstairs storage and utility room. To the first floor; landing, two double bedrooms, bathroom and inner landing. To the second floor; double attic bedroom. The property benefits from Upvc double glazing, gas central heating, security alarm system and mains wired smoke alarms. Gardens front and rear and Garage. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance Lobby

Upvc obscure double glazed door with Upvc obscure double glazed stained glass panel above to front. Radiator, coving to ceiling and shoe rack. Oak floor, staircase access to first floor and door to lounge;

### Lounge



Two radiators, real oak floor and Upvc double glazed bay window to front with window seat and storage underneath. Multi fuel cast iron stove with brick surround, marble base and wooden mantel. Coving to ceiling, wall lights, cable point, telephone point and t.v. aerial lead.

### Dining Kitchen



Having wall and base units with laminate worktop and tiled splashbacks. Belfast sink, plumbing for dishwasher, 'Belling' electric range oven and hob with stainless steel splashback and extractor hood above. Two Upvc double glazed windows to rear, programmer for the boiler and tiled floor. Understairs storage housing the combi boiler, fusebox, gas and electric meters. Door to utility;

### Utility



Upvc obscure double glazed door and window to rear. Radiator, tiled floor and plumbing for washing machine.

## First Floor

### Landing

Radiator, coving to ceiling and doors to bathroom, inner landing and bedrooms;

### Bedroom One 9'2" to robes x 13'5" (2.8 to robes x 4.1)



Double bedroom with radiator, Upvc double glazed window to front, t.v. and telephone lead. Fitted wardrobes with sliding mirrored doors.

### Bedroom Two 8'0" x 8'10" to robes (2.45 x 2.7 to robes)



Double bedroom with radiator, Upvc double glazed window to rear. Fitted wardrobe and cupboard.

### Bathroom 5'2" x 5'4" (1.6 x 1.65)



Three piece suite comprising low flush w.c. sink and bath with mains shower over. Tiled floor, tiled walls, panelled ceiling and inset ceiling spotlights. Upvc obscure double glazed window to rear and chrome heated towel radiator.

## Inner Landing



Radiator, Upvc double glazed window to front, telephone point and t.v. aerial lead. Staircase access to second floor;

## Second Floor

### Attic Bedroom Three 10'9" x 14'3" (3.3 x 4.35)



Double bedroom with radiator, undereaves storage, spotlights and wooden double glazed velux window.

## External



To the rear is a hardstanding area with steps leading up to the decked area. Storage underneath the decking, outside tap and security light. Detached garage with power and light and up and over door. Door and window to side. Security light above the garage.

## Parking

On street parking and garage providing off road parking.

## Tenure

We have been advised by the vendor that the property is leasehold. £1.35 per annum ground rent.

## Energy Rating

E

## Council Tax Band

A

## Viewings

Strictly by appointment. Contact Dawson Estates.

## Property to Sell?

Call Dawson Estates for a FREE, no obligation valuation.

## Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

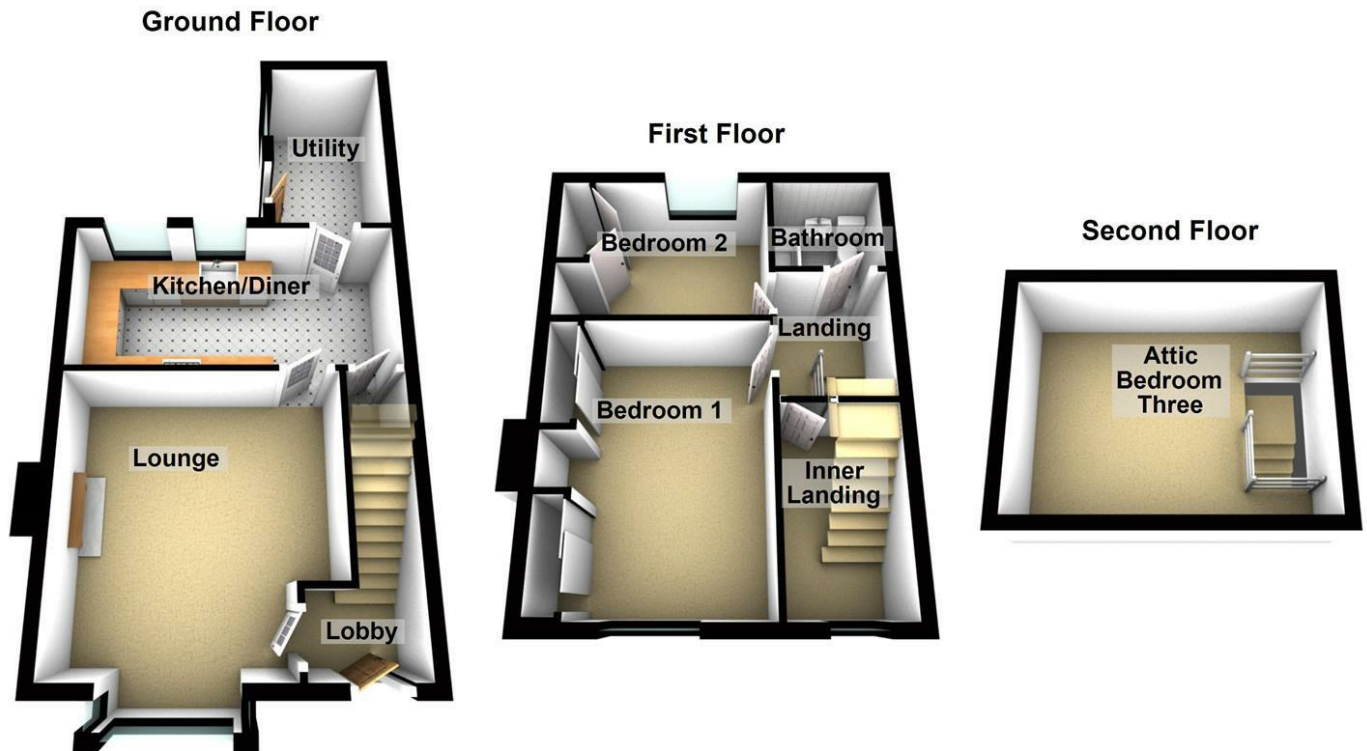
## Boundaries & Ownerships

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.

## Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

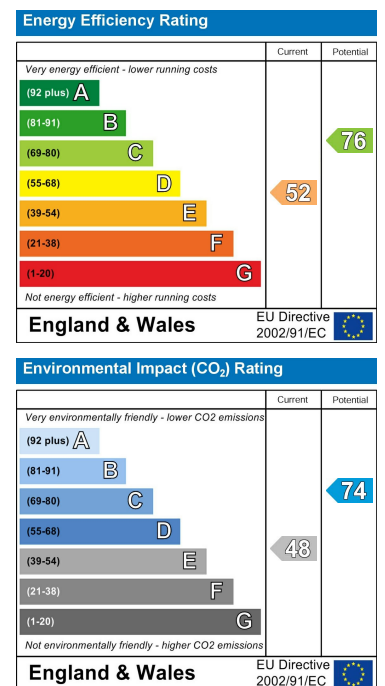
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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