

# bramleys

# For Sale

**271 ALDER STREET  
FARTOWN  
HUDDERSFIELD  
HD2 1AX**

**RESIDENTIAL SALES**

**£125,000**



- **3 BEDROOM SEMI DETACHED PROPERTY**
- **UPVC DOUBLE GLAZING AND CENTRAL HEATING**
- **DRIVEWAY PROVIDES OFF ROAD PARKING**
- **OUTBUILDING RIPE FOR CONVERSION**
- **LOCATED IN FARTOWN WITH ACCESS TO AMENITIES**
- **IDEAL FOR THE FIRST TIME BUYER OR YOUNG FAMILY**



A 3 bedroom semi detached property which is located in the well established area of Fartown and is conveniently placed for access to a wide range of local amenities, together with access to Huddersfield town centre. Being fitted with uPVC double glazing, this property enjoys a modern dining kitchen with French doors accessing the rear, off road parking for 2 vehicles and a detached outbuilding which could be converted into a garage or office (subject to local planning).

This property would ideally suit the first time buyer or young and growing family with accommodation briefly comprising:- entrance hall, lounge, dining kitchen, first floor landing, 3 bedrooms and shower room. Energy Rating: C

### The accommodation briefly comprises:-

#### GROUND FLOOR:

Enter the property through a side uPVC double glazed external door into:-

#### Entrance Hall

Having an ascending staircase and access into:-

#### Lounge

4.19m x 3.23m (13'9" x 10'7")

Being fitted with a uPVC double glazed bay window to the front elevation, central heating radiator and wood effect flooring.



#### Dining Kitchen

4.14m max. x 3.07m plus 1.19m x 1.30m (13'7" max. x 10'1" plus 3'11" x 4'3")



Having a range of wall, drawer and base units with laminated work surface, tiled splash backs and an inset stainless steel sink with side drainer. The kitchen also has integrated appliances to include an electric

oven, 4 ring gas hob with overhead extractor and plumbing for an automatic washing machine. There is space for a fridge freezer, uPVC double glazed window, central heating radiator, understairs storage cupboard and a fully tiled floor which leads into the dining area which also has a set of uPVC double glazed French doors giving access to the rear garden.



#### FIRST FLOOR:

#### Landing

Having a loft access point.

#### Master Bedroom

3.25m x 4.19m (10'8" x 13'9")

Having a uPVC double glazed bay window to the front elevation, central heating radiator, wood effect flooring and built-in wardrobes with sliding doors.





## Bedroom 2

2.57m x 2.31m (8'5" x 7'7")

Having a uPVC double glazed window to the rear elevation and wood effect flooring.



## Bedroom 3

1.50m x 2.34m (4'11" x 7'8")

Having a uPVC double glazed window to the rear elevation, central heating radiator and wood effect flooring.

## Shower Room

Furnished with a 3 piece suite comprising low flush WC, pedestal wash hand basin and walk-in shower. There is a uPVC double glazed window to the side elevation and vinyl flooring.



## OUTSIDE:

To the front there is a block paved driveway which leads down the side of the property and provides off road parking for 2 vehicles. To the rear there is a low maintenance concrete area which is enclosed by timber fencing. The property also has a good sized outbuilding to the rear which could be utilised for a variety of purposes subject to requirements and any necessary planning consents.



## 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:

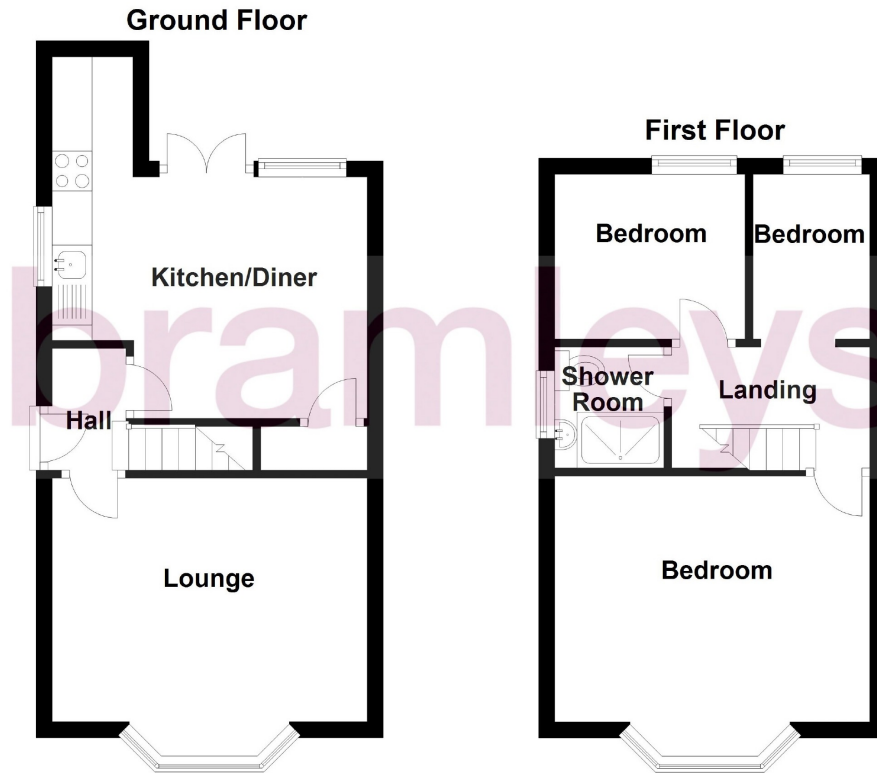
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details 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 Bradford Road (A641) passing through the traffic lights at Hill House. At the second set of lights at Fartown Bar turn right onto Fartown Green Road and proceed to the mini roundabout. Take the second exit onto Alder Street where the property will be found on the right hand side identified by a Bramleys for sale board.



### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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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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