



32 Newbury Walk, Huddersfield, HD5 0LQ

£200,000

Offered FOR SALE is this TWO bedroom mid town house in this sought after part of Kirklees. Accommodation comprises; Breakfast kitchen and lounge. To the first floor; landing, two bedrooms and bathroom. Off road parking to front and enclosed garden to rear. The property benefits from double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Currently tenanted. Offered for sale with either vacant possession or with a tenant in situ. Viewing essential.

Ground Floor

Breakfast Kitchen 6'10" x 15'8" (2.1 x 4.8)



Having a range of wall and base units with laminate worktop and splashbacks. Stainless steel circular sink and drainer, 'Worcester' wall mounted combi boiler, plumbing for washing machine and dishwasher (not working). Integrated fridge/freezer, electric oven, gas hob and extractor hood above. Wooden obscure single glazed door with cat flap and wooden double glazed window to front. Fusebox, spotlights and door to lounge;

Lounge 12'5" x 15'8" (3.8 x 4.8)



Spacious room with two radiators, gas fire (not working) with marble effect surround and base and decorative wooden fireplace. Coving to ceiling, t.v. point, telephone point and mobile room stat. Aluminum sliding patio doors and two wooden double glazed windows to rear. Staircase access to first floor;

First Floor

Landing

Radiator, wooden double glazed window to front and storage cupboard. Loft hatch (loft is fully boarded), spotlights and doors to bathroom and bedrooms;

Bedroom One 8'6" x 14'3" (2.6 x 4.35)



Double bedroom with radiator, spotlights and wooden double glazed window to rear. Fitted wardrobes and bedside cabinets.

Bedroom Two 6'10" x 10'11" (2.1 x 3.35)



Single bedroom with radiator, spotlights, telephone point and cable point. Wooden double glazed window to rear.

Bathroom 5'4" max x 8'6" max (1.65 max x 2.6 max)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with electric 'Mira' shower over. Spotlights, part tiled walls and wooden obscure double glazed window to rear.

External



To the front is block paved space for one car, external light, gas and electric meters. To the rear is an enclosed patio and decked garden.

Parking

Off road parking for one car

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

C

Council Tax Band

B

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

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

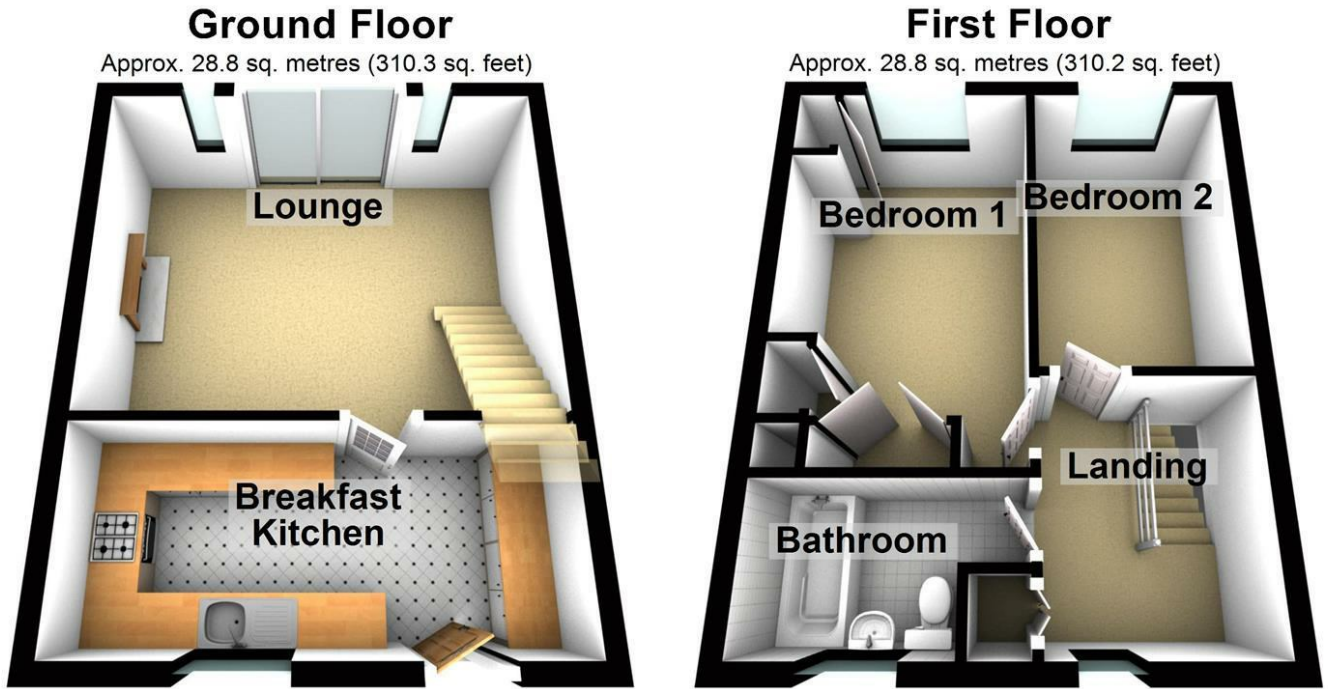
Boundaries & Ownerships

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

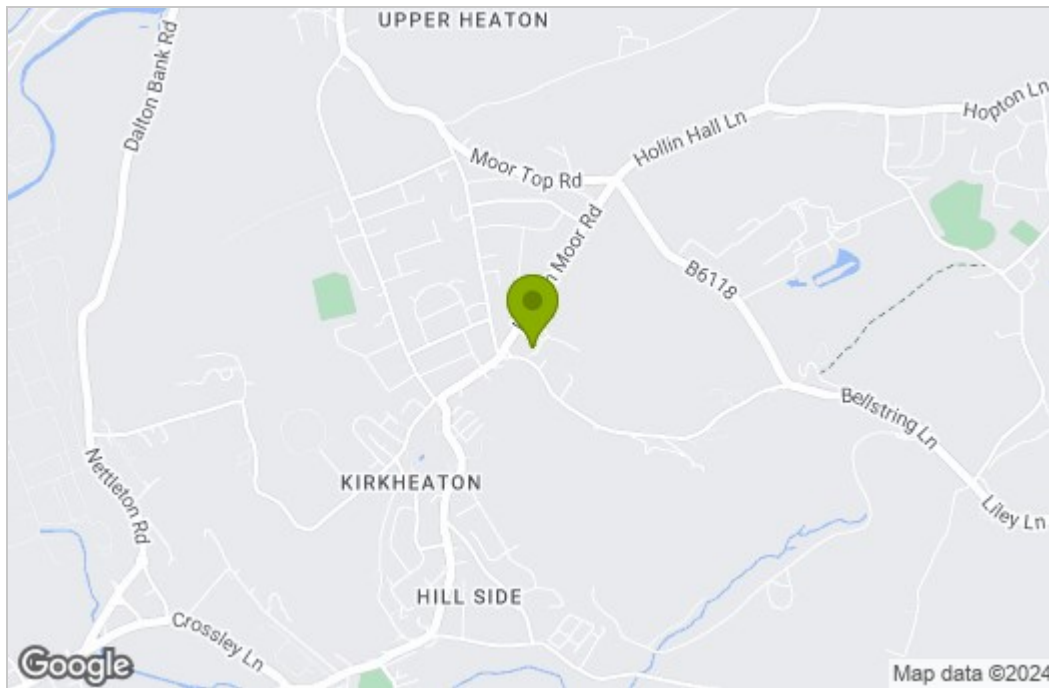
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Floor Plan

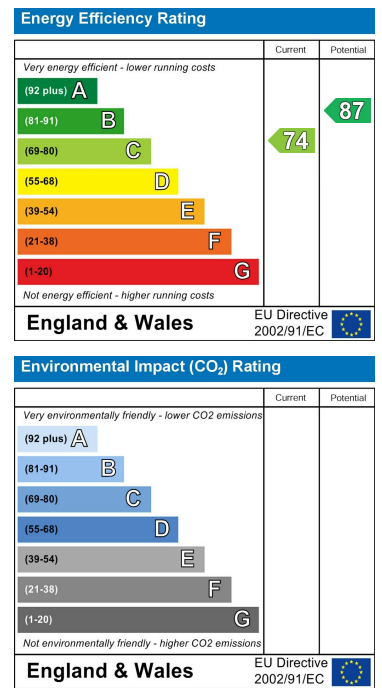


Total area: approx. 57.6 sq. metres (620.5 sq. feet)

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.