



Applegate
Properties



Stanley Street, Huddersfield, HD1 3UQ

Guide Price: £90,000 – £100,000

- End through terrace
- Two bedrooms
- Ideal first home
- Convenient location

A spacious two bedroom end through terrace with shared courtyard garden close to Huddersfield and amenities.



PROPERTY DESCRIPTION

Affording ideal accommodation for the first time buyer is this well presented end through terraced home. Located close to the wide range of amenities in Huddersfield, thriving University and having railway connections close by this spacious and well appointed property includes gas central heating and double glazing.

Internally, the light and airy interior includes Entrance Lobby, generous Living Room, fitted Kitchen with door to rear and useful cellar.

Rising to the first floor can be found two well proportioned bedrooms and bathroom with three piece champagne suite.

Externally, the property has use of a shared courtyard garden area to the rear. No vendor chain.

EPC: D

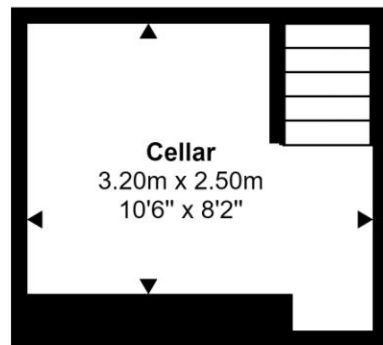
Tenure: Tenure: Leasehold (999 years from 1876)

Council Tax: A

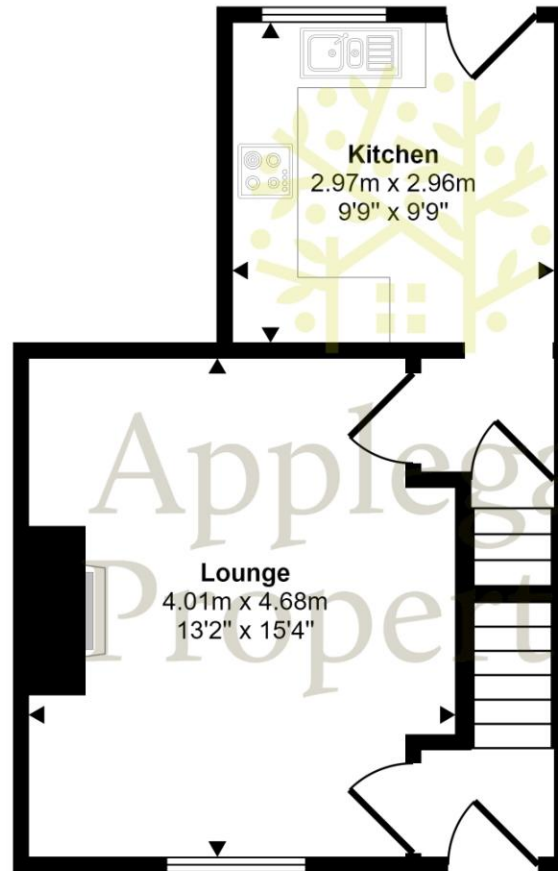
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification



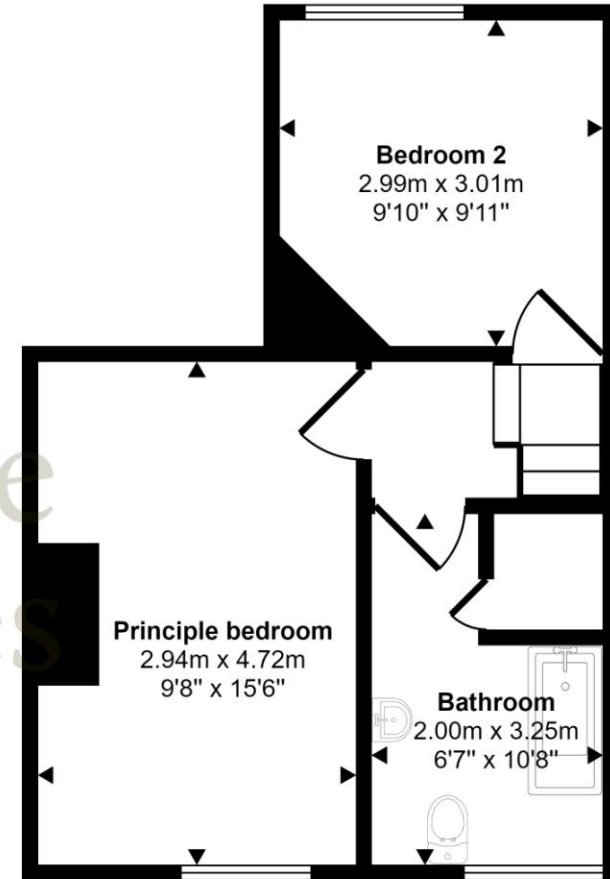
Approx Gross Internal Area
74 sq m / 800 sq ft



Cellar
Approx 9 sq m / 98 sq ft



Ground Floor
Approx 32 sq m / 341 sq ft



First Floor
Approx 34 sq m / 361 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Awaiting EPC

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

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Saturday – 9.00am – 4.00pm

Sunday - CLOSED

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