



- Well presented home
- Three bedrooms (two double bedrooms)
- Lounge with feature gas fire
- Modern kitchen with door to rear patio

Woodside Road, Huddersfield, HD4 5JR

O/A £130,000

A very welcoming and well presented three bedroom home located in this popular area close to Beaumont Park with good sized accommodation throughout and modern fixtures and fittings.



PROPERTY DESCRIPTION

A very welcoming and well presented three bedroom home located in this popular area close to Beaumont Park with good sized accommodation throughout and modern fixtures and fittings.

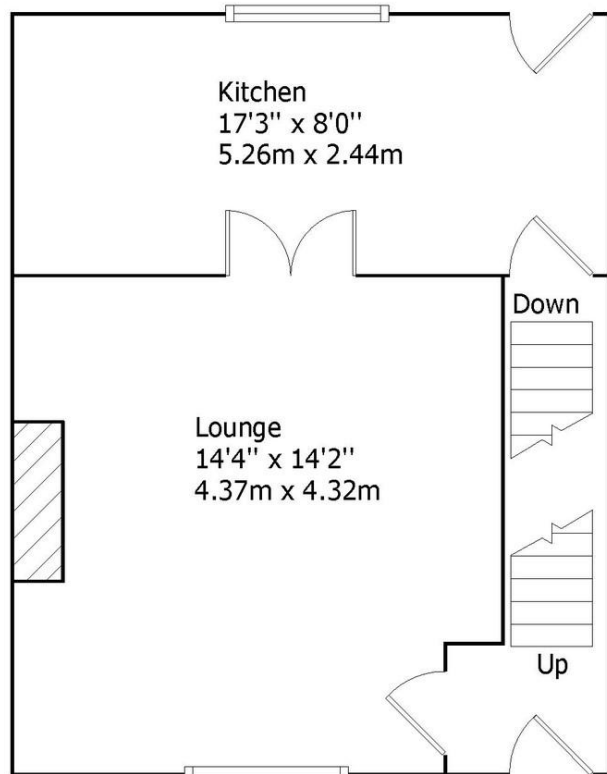
This well finished property features double glazing and gas fired central heating and briefly comprises; Entrance Hall with stairs to first floor, spacious lounge with large window, attractive feature gas fire and double doors through to kitchen, good sized storage cellar, three first floor bedrooms (two doubles) and house shower room.

To the front of the property there is ample on street parking and a lawned garden area, and to the rear is a patio area which can be accessed from the kitchen or by a rear pathway. The property is close to local amenities including Beaumont Park, schooling and bus routes.

Agency note: The Vendor advises that this property is leasehold with a current ground rent of £3.28 p/a.



Woodside Road
Beaumont Park

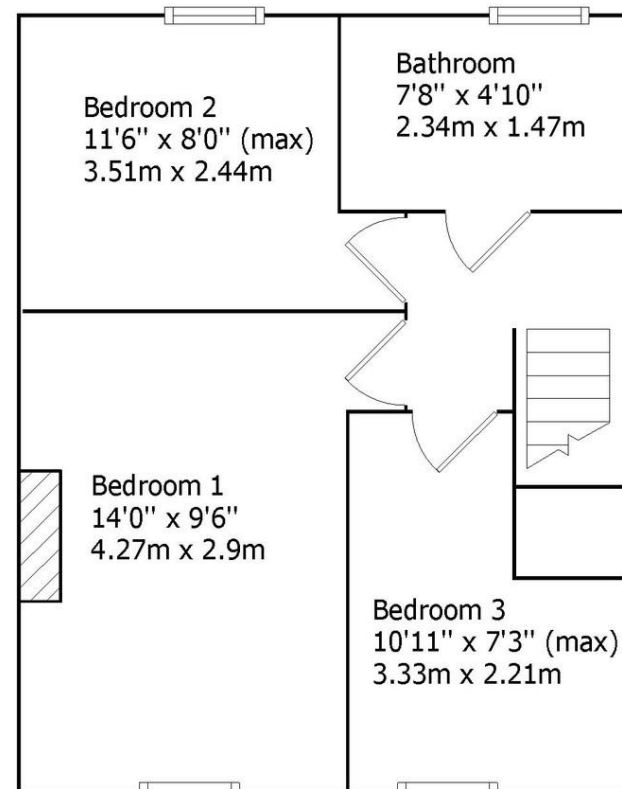


Ground Floor

Drawing: AP-010066

Not to scale, for illustrative purposes only. The measurements specified should not be relied upon for the ordering of furniture/fitings. All walls, doors, windows and any other fittings are drawn approximately only. Unauthorised reproduction prohibited

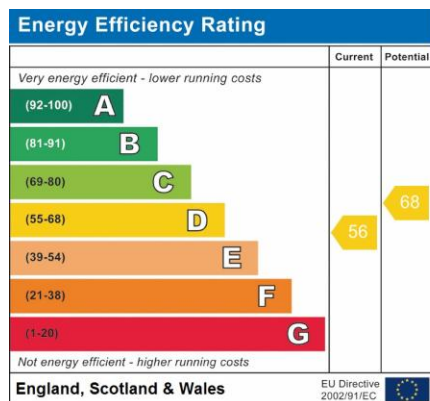
Woodside Road
Beaumont Park



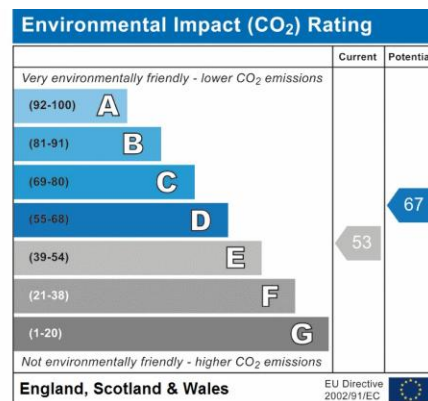
First Floor

Drawing: AP-010066

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Address:
Woodside Road Huddersfield



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

Monday – Friday 9.00am – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)

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.

Copyright: Drawing by Applegate Properties

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.

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