

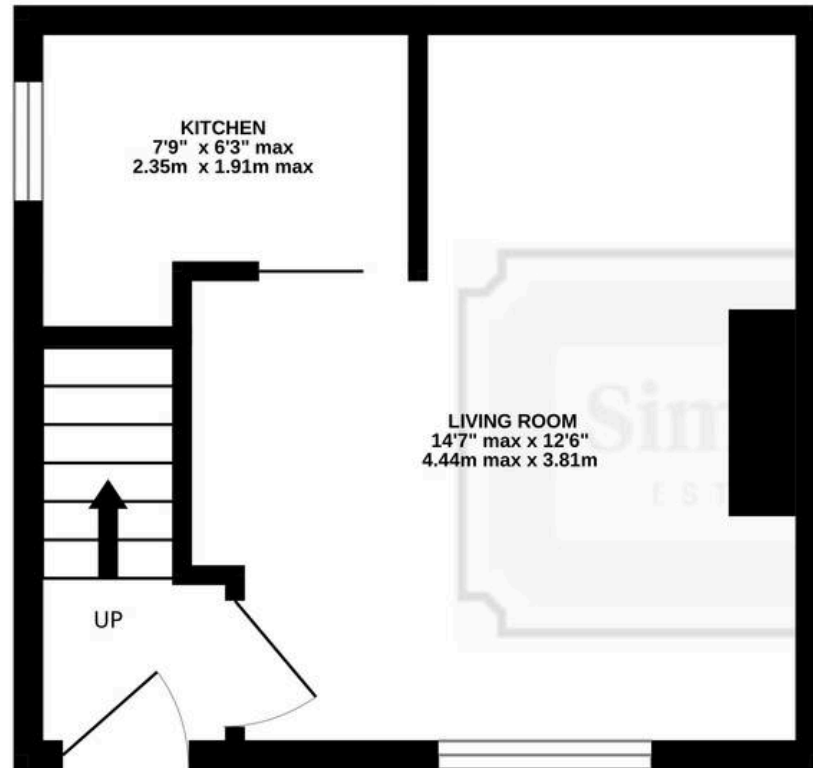


**40 Church Street, Moldgreen**  
Huddersfield

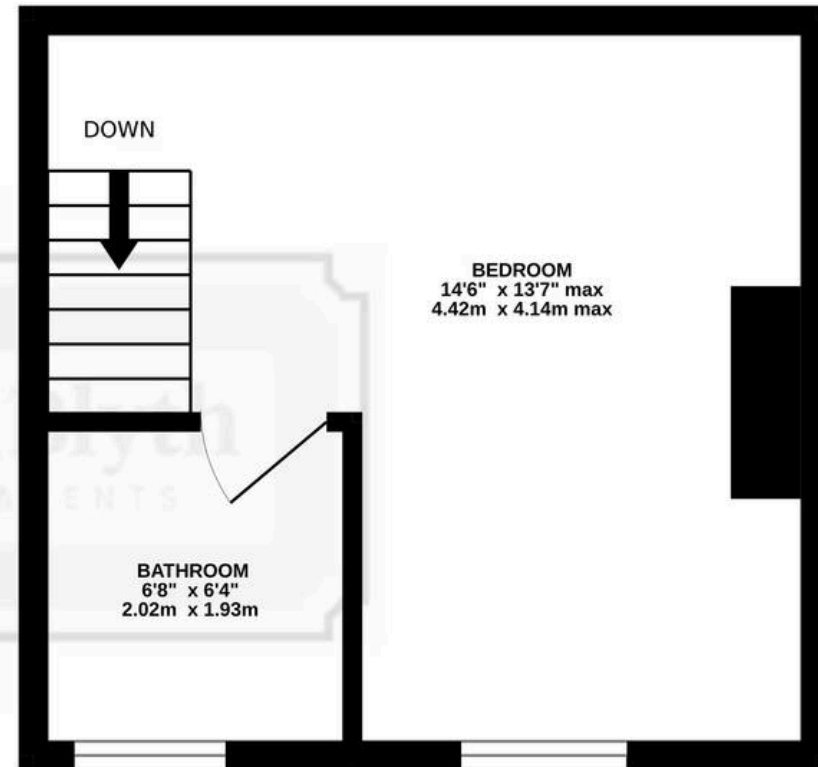
Offers in Region of **£95,000**



GROUND FLOOR



1ST FLOOR



CHURCH STREET

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## 40 Church Street

Moldgreen, Huddersfield

An attractively presented corner terrace house to be sold with a long standing tenant in situ (since December 2011) and paying £430 PCM with scope to increase.

The property is in a convenient location close to local shops, buses and close to the Town Centre. There is a gas central heating system, Pvcu double glazing and briefly comprising to the ground floor entrance lobby, living room and kitchen. Basement with cellar. First floor double bedroom with en-suite bathroom. Externally there is a pleasant garden and on street parking.





#### **Ground Floor Entrance Lobby**

With pvcu door and frosted pvcu double glazed window over, there is a ceiling light point, central heating radiator and staircase rising to the first floor. To one side a timber panelled door opens into the living room.

#### **Living Room**

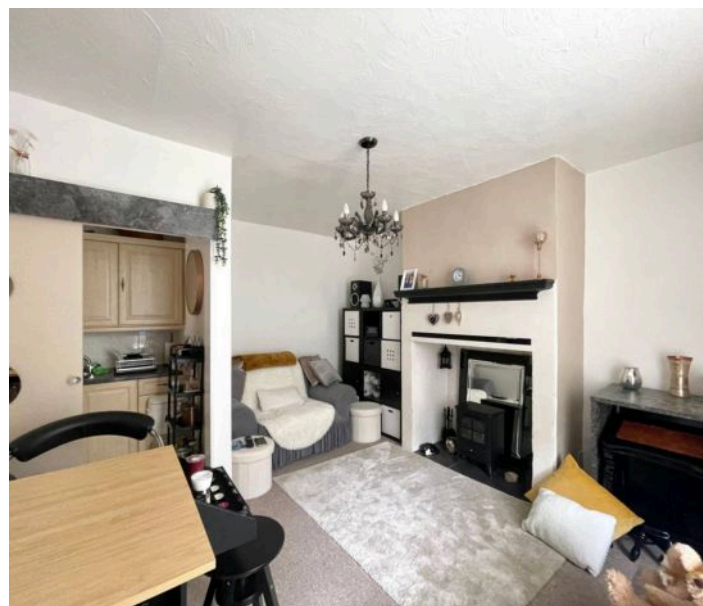
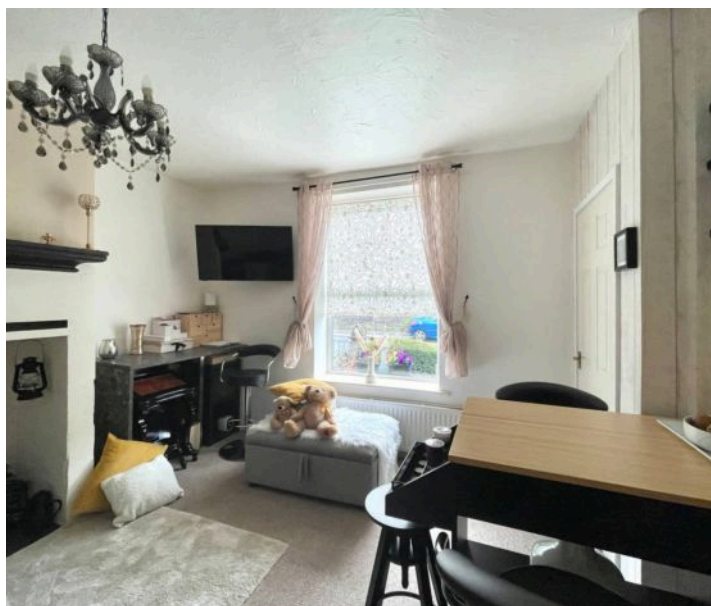
14' 7" x 12' 6" (4.45m x 3.81m)

A comfortable and well proportioned room which has a large pvcu double glazed window which provides plenty of natural light and looks out over the garden. There is a ceiling light point, central heating radiator and as the main focal point of the room there is a chimney breast with a tiled hearth. From the living room sliding door gives access to the kitchen.

#### **Kitchen**

7' 9" x 6' 3" (2.36m x 1.91m)

With pvcu double glazed window to the gable, ceiling light point, central heating radiator, tiled floor with trap door to the cellar and having a range of base and wall cupboards, contrasting overlying worktops with tiled splash backs, inset single drainer stainless steel sink with chrome mixer tap and under counter space for fridge and washing machine.





## First Floor

### Bedroom

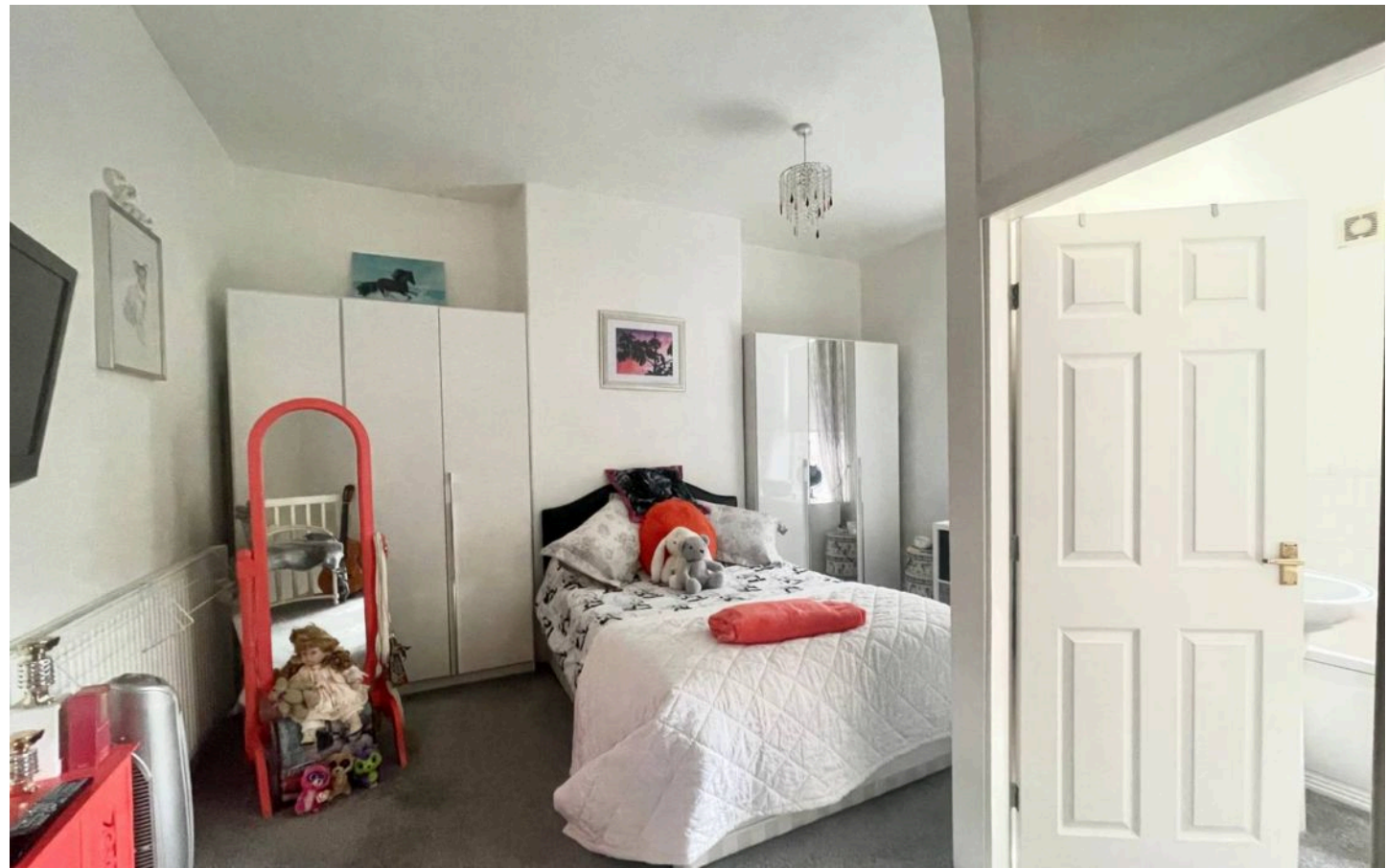
14' 6" x 13' 7" (4.42m x 4.14m)

Generous double room which has two ceiling light points, loft access, central heating radiator, pvcu double glazed window and chimney breast.

### En Suite Bathroom

6' 7" x 6' 4" (2.01m x 1.93m)

With a frosted pvcu double glazed window, ceiling light point, extractor fan, ladder style heated towel rail, bulk head and fitted with a suite comprising panelled bath and pedestal wash basin both with tiled splash backs and low flush WC.





## Garden

To the front of the property there are impressive stone gate posts with a wrought iron hand gate and opening onto a flagged pathway giving access to the front door, adjacent to this there is a lawned garden which is boarded by a hedge together with a gravelled area immediately outside the living room window.

## ADDITIONAL DETAILS

- THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM
- THE PROPERTY HAS PVCU DOUBLE GLAZING
- THE PROPERTY IS FREEHOLD
- COUNCIL TAX BAND A





**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878

**BOUNDARY OWNERSHIP** The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ 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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Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm





## Simon Blyth Estate Agents

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