



Leeds Road, Huddersfield, HD2 1YB

- * 2 Bedroom through terrace
- * Off road parking
- * Modern kitchen & bathroom
- * Close to Town Centre
- * Enclosed garden
- * No onward chain

Offers In The Region Of £85,000

01422 891111
BaxterEstateAgents.co.uk
67 Southgate, Elland HX5 0DQ





Baxter Estate Agents are pleased to offer this well presented through terrace property available with no onward chain, off road parking and enclosed garden to the rear. Briefly comprising; entrance vestibule, lounge, dining kitchen, 2 bedrooms and bathroom. The property benefits from central heating and double glazing.

Entrance Vestibule

Lounge 14' 8" x 11' 2" (4.47m x 3.40m)

Electric fire, double glazed window and radiator.

Dining Kitchen 15' 2" x 11' 4" (4.62m x 3.45m)

With a range of wall and base units, sink with drainer, double glazed window, radiator, electric fire, gas hob, extractor fan, cupboard housing boiler.

Cellar

First Floor Landing

Double glazed window and storage area.

Bedroom 1 9' 10" x 9' 6" (2.99m x 2.89m)

Double glazed window and radiator.

Bedroom 2 8' 8" x 8' 7" (2.64m x 2.61m)

L-shaped single bedroom with radiator and double glazed window.

Bathroom

Bath with shower over, low flush wc, hand wash basin and heated towel rail.

Outside

To the front of the property is a small yard area.

Rear Garden

To the rear of the property is an artificial lawn area.

Parking

There is off road parking to the rear of the property.

EPC D

Additional Information

Viewings

To make an appointment to view, please contact: Elland: 01422 891111 or Huddersfield 01484 817364. Mobile: 07739872032 Email: ami@baxterestateagents.co.uk

Solicitors

Baxter Estate Agents work closely with local firms of Solicitors and have built up an excellent working relationship over the years which ensures the sale to go through quickly and smoothly. Please ask a member of staff for further information.

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.

Floor Plans

Sketch Plan for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

Free Valuations

If you are thinking of a move then take advantage of our FREE valuation service, telephone our office for a prompt and efficient service.

Important Notes

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind.

Mailing List

Keep up to date with all our new properties, let us know your price range, the area and type of home you require by registering on our mailing list.

Measurements

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

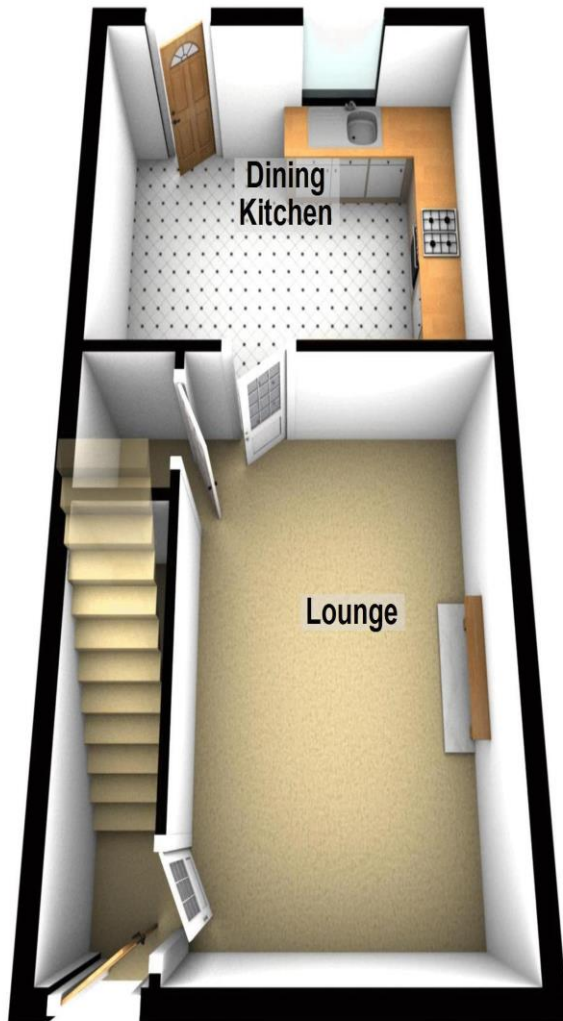
Mortgage Advice

Here at Baxter Estate Agents we understand that getting appropriate mortgage advice is a crucial part of the home buying process. Our recommended Independent Mortgage Advisor can provide a tailored mortgage for you and has access to the full unrestricted range of products available. Your home may be repossessed if you do not keep up repayments on your mortgage. You can make an appointment in our office or even in the comfort of your own home. Please ask a member of staff for further details.

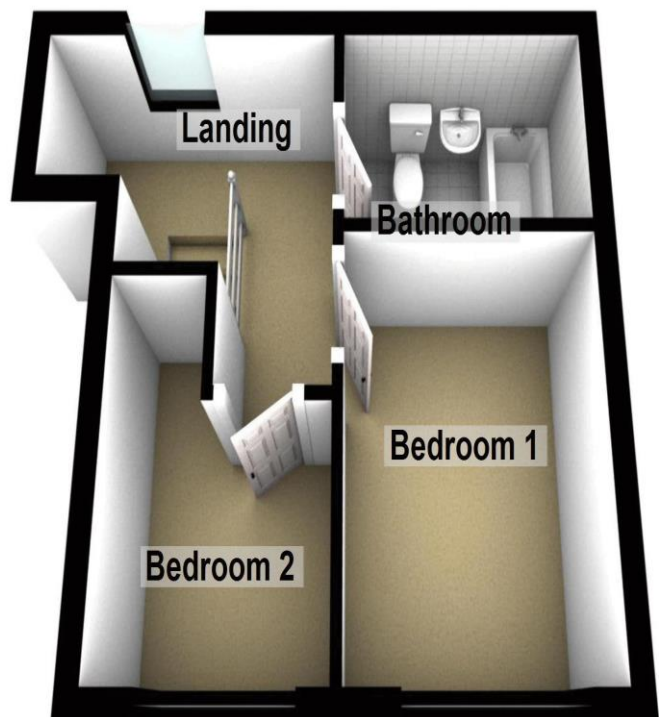
Office Opening Times

Monday to Friday 9am to 5pm
Saturday 9:30am – 12:30pm
Contact us 24/7 via our facebook page
www.facebook.com/baxterestateagents.co.uk

Ground Floor



First Floor



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