



6 The Crescent

Kirkburton, Huddersfield, HD8 0TP

O.I.R.O £150,000



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We have to offer for sale a perfect First Time Buyer or Investor property. In need of some modernisation, making this the perfect project property.

The property in brief comprises: a living room, kitchen, two bedrooms and bathroom. Externally, the property benefits from enclosed gardens to both the front and rear.

Ideally located for local amenities of Kirkburton, good local schooling near-by at both primary and secondary level. Excellent transport links to Huddersfield town centre. Easy motorway access to Leeds and Manchester.

Living Room

A good size living room with a feature wall, a gas fire and windows to to the front of the property. Benefits from carpets.

Kitchen

A generous-sized kitchen with wooden wall and base units, complementary work tops and tile splashback. Stainless steel sink and drainer. Space and plumbing for appliances. A window to the rear of the property.

Bedroom One

A double bedroom with two windows to the front elevation, beige carpets and cream walls.

Bedroom Two

A double bedroom with a window to the rear, beige carpets and grey walls. Overlooking the rear garden and has far reaching views.

Bathroom

A three piece white suite with a wc, hand basin and

bath with shower over. Part white tiled walls and blue paint, an obscured window and wall mounted mirror.

External

Fenced front garden with lawn, side path to the rear garden with lawn and patio and far reaching views. On-street parking.

Directions

For Satnav please use the postcode HD8 0TP.

Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are

only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



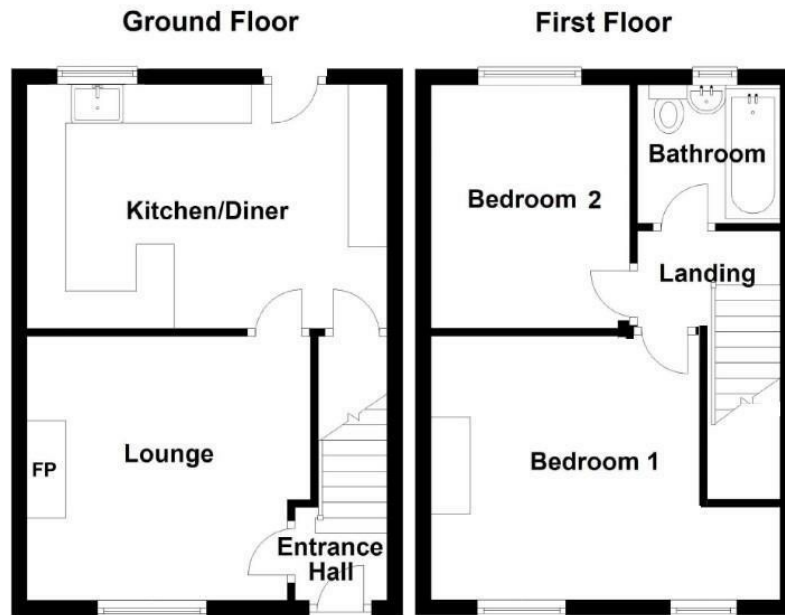
Hybrid Map



Terrain Map



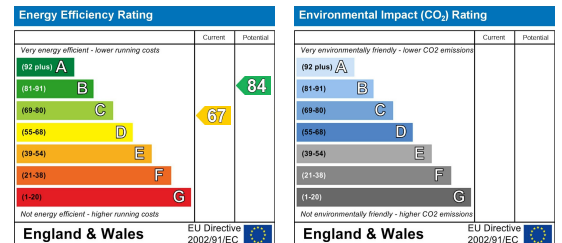
Floor Plan



Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.