

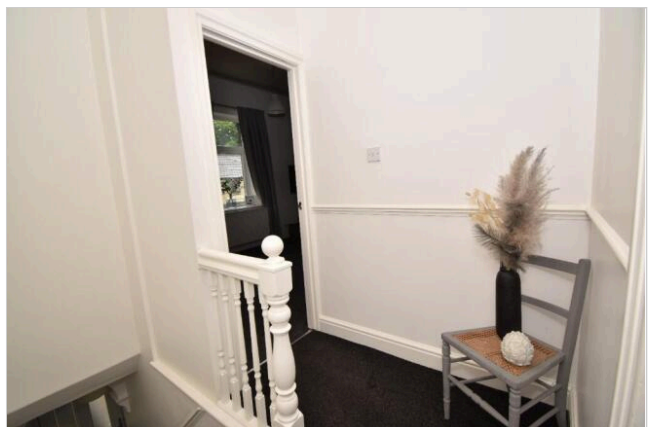
## 2 bedroom terraced house for sale

New Street, Huddersfield, West Yorkshire, HD3

£165,000

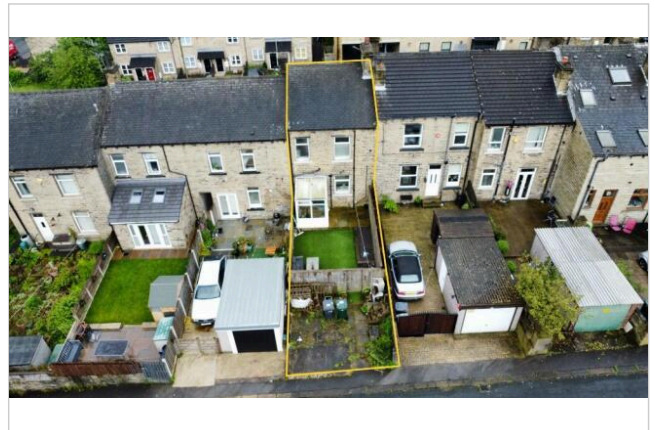
Monthly mortgage payments

Print









## Property Description

### Key features

- Vacant possession & chain free
- Stylish Kitchen with Breakfast Bar
- 2 double bedrooms
- Off road parking
- Immaculately Presented

### Full description

**Tenure:** Leasehold, 959 years remaining

Situated on a popular street, this charming stone-built, two-bedroom mid-terraced property offers a blend of traditional character and modern comfort. The home features a well-maintained front garden, a private rear garden with off-road parking, and a stylish contemporary kitchen and bathroom.

Currently tenanted and generating a rental income of £800 PCM, the property will be sold chain-free with vacant possession, making it an attractive option for investors, first-time buyers, and downsizers alike.

### Key property details

**Roof material** - Tiled

**Property construction** - Coursed Stone

**Windows & Doors** - UPVC Double Glazed

**Heating powered by** - Gas Combi Boiler

Accommodation Listing:

### Ground Floor

**Hallway** Carpeted with radiator, door access into lounge.

**Lounge** 4.50m x 4.17m - Spacious lounge with floods of natural light, solid multifuel fire and natural wood alcove shelving.

**Kitchen/Dining** 4.70m x 2.62m - A modern breakfast kitchen featuring a matching range of base and wall mounted units in high gloss white, shelving and breakfast bar area, contrasting butcher block working surfaces with complimentary tiled splash backs, inset belfast sink unit with mixer tap. Integrated

double oven and a four-ring induction electric ceramic hob with stainless steel extractor hood over, built -in dishwasher, and fridge, finished with ceiling spot lighting, wood effect parquet flooring and stylish wall mounted radiator.

**Porch/Conservatory** 1.96m x 1.91m - Door leading to rear garden, wood effect laminate flooring and radiator.

**Cellar** 4.17m x 2.26m - Large space currently used as a utility. Space for washing machine, tumble dryer and large freezer.

## **First Floor**

**Landing** Access to bedrooms and bathroom.

**Bedroom 1 (front)** 5.21m x 4.72m - Large double bedroom with dual fronted windows and two radiators and carpeted flooring.

**Bedroom 2 (rear)** 2.87m x 2.77m - Double room with good integrated double wardrobes and overhead storage. Radiator, window overlooking the rear garden and carpeted flooring.

**Bathroom (rear)** 1.73m x 1.75m - Fully tiled, modern stylish shower room with opaque window. Three-piece bathroom suite, large shower cubical with mains shower unit, vanity sink unit and low-level flush w/c. Finished with ceiling spot lighting, a traditional heated radiator with chrome towel rail and tiled effect flooring.

**Parking arrangements** Off road parking available to the rear of the property, further on street parking is available to the front.

**Outside space** Front garden from street with pebbled area. Rear garden is private with privacy fence and gate. Patio area and artificial grass for a true low maintenance area!

**Tenure** - Leasehold

**Leasehold** - 959 Years remaining.

**Ground Rent** - £1.10 PA

**Council Tax Band** - A

**Energy Performance Rating** - D

**Mains Gas** - Yes

**Mains Electricity** - Yes

**Mains Water** - Yes

**Viewing** - By appointment with Harvey & Ryall

**What 3 Words location** - ///young.vision.soft

**Boundaries & Ownerships** - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would like any more information of the subject, please contact us where we would be happy to discuss.

## **Additional Details**

- 0.4 miles from Milnsbridge Village Centre

- 2.0 miles from Huddersfield Town Centre

- 2.9 miles from Slaithwaite Village Centre

**Please contact us to arrange a viewing or your own market appraisal**

**This property is marketed and listed by Harvey & Ryall**

**Harvey & Ryall work in partnership with local trusted Solicitors & Mortgage advisors. Please contact us for more information.**

**Mortgage Advice** - 100% free with no obligation mortgage advice appointment with one of our partners. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**Solicitors** - Conveyancing quotation with one of our partners.

## **Energy Performance Certificates (EPCs)**

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## **Floorplans**

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Floorplan



Approx Gross Internal Floor Area of House 91.52 sq. m. (985.11 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

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