



23 Oak Tree Road, Fenay Bridge, Huddersfield, HD8 0DD

Offers In The Region Of £165,000

Situated in the desirable area of Lepton, this three-bedroom mid-terrace property offers stunning views of the surrounding scenery from the front. With its excellent potential, this home is ideal for first-time buyers or landlords looking for an investment opportunity. While some modernisation is needed, it provides the perfect canvas.

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Located on a peaceful street, this property features a quaint front garden, neatly enclosed by hedges, with a pathway leading to the front door. To the rear, you'll find an elevated garden with a long lawn, offering plenty of outdoor space to enjoy.

The front door opens into a living room on the right, offering a comfortable area with a window that showcases the stunning views. Towards the rear of the property, you'll find a kitchen-dining area, complete with a pantry tucked beneath the staircase, providing additional storage space.

At the top of the stairs, a landing leads to a bathroom fitted with an electric shower. Across the hallway, you'll find the smallest bedroom, ideal for a single bedroom or a cozy home office. The two larger bedrooms are of similar size, with the second bedroom offering views of the rear garden, while the main bedroom enjoys the stunning scenery from the front.

ADDITIONAL INFORMATION

Council Tax: A

EPC: D

Tenure: TBC

Parking: Street parking

UTILITIES

Gas: TBC

Electric: TBC

Water: TBC

Heating: Gas

Broadband: TBC

Mobile Coverage: 4G/5G check with your provider

AGENT NOTES

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. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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 CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC