



Miller Hill, Denby Dale Huddersfield HD8 8RG

welcome to
Miller Hill, Denby Dale
Huddersfield

- Open Plan Kitchen Diner
- Rear Garden
- Ample On Street Parking
- Popular Semi Rural Location
- Walking Distance To Shops & Local Amenities

Tenure: Freehold EPC Rating: D

offers over

£180,000

DELIGHTFUL MID TERRACED COTTAGE AFFORDING ATTRACTIVELY PRESENTED TWO BEDROOM ACCOMMODATION ON THREE FLOORS WITH GARDENS TO REAR AND OCCUPYING AN ELEVATED POSITION WITHIN THE SOUGHT AFTER VILLAGE OF DENBY DALE.



Summary
Accommodation
Entrance Lobby
Living Room
16' 4" x 13' 1" (4.98m x 3.99m)
Dining Kitchen
16' x 12' 8" (4.88m x 3.86m)
Bedroom One
10' 2" x 9' 8" (3.10m x 2.95m)
Bedroom Two
9' 7" x 6' 2" (2.92m x 1.88m)
House Bathroom
6' 5" x 5' 8" (1.96m x 1.73m)
External

view this property online williamhbrown.co.uk/Property/HMF107771



Property Ref:
HMF107771 - 0005

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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