



cornerstone  
ESTATE AGENTS

Southfield Road  
Huddersfield



## Huddersfield

Asking Price Of £270,000

THIS THREE-BEDROOM DETACHED FAMILY HOME, NOW AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION, HAS UNDERGONE RECENT DECORATION AND CARPETING, PROVIDING AN INVITING BLANK CANVAS FOR ITS NEW OCCUPANTS. THE PROPERTY OFFERS THE POTENTIAL TO MERGE THE KITCHEN WITH THE DINING AREA, CREATING A SPACIOUS OPEN-PLAN LIVING SPACE CONDUCIVE TO FAMILY LIFE. IDEALLY LOCATED BETWEEN ALMONDBURY AND WATERLOO VILLAGES, RESIDENTS BENEFIT FROM EASY ACCESS TO A WIDE ARRAY OF LOCAL SERVICES AND AMENITIES RIGHT AT THEIR DOORSTEP.

**DESCRIPTION** This three-bedroom detached family home, now available with no onward chain and vacant possession, has undergone recent decoration and carpeting, providing an inviting blank canvas for its new occupants. The property offers the potential to merge the kitchen with the dining area, creating a spacious open-plan living space conducive to family life. Ideally located between Almondbury and Waterloo villages, residents benefit from easy access to a wide array of local services and amenities right at their doorstep.



Entering the ground floor, laminate flooring to the entrance hallway offers an easy clean entrance, access is then presented into the large, open living room which is neutrally presented with newly decorated walls and a feature fireplace. An arch opens into the dining area which has the potential to be combined with the kitchen and conservatory areas to become a stunning living kitchen. The kitchen itself features a range of gloss wall and base units with complimentary work surfaces and an external access door. Completing the ground floor accommodation is the conservatory on the rear elevation.

To the first floor are three bedrooms, having all been decorated and carpeted, these freshly presented rooms are all well proportioned, two double rooms and one single. The rear bedroom enjoys a pleasant outlook. The bathroom is currently split with the W.C being positioned separately but could be combined in future.

A paved front driveway provides parking for multiple vehicles with access to the attached single garage, pathways then lead down the side of the property into the low maintenance rear garden which is mainly flagged having planted borders and a summer house.

## ADDITIONAL INFORMATION

Tenure: Leasehold (947 years left; £12pa)

Council Tax: D

EPC: C

What3Words: things.patrol.wheels

Parking: Drive and Garage

## UTILITIES Gas: Mains

Electric: Mains

Water: Mains

Drainage: Mains

Heating: Gas Central Heating

Broadband: TBC

Mobile Coverage: Check With Provider

- 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.**







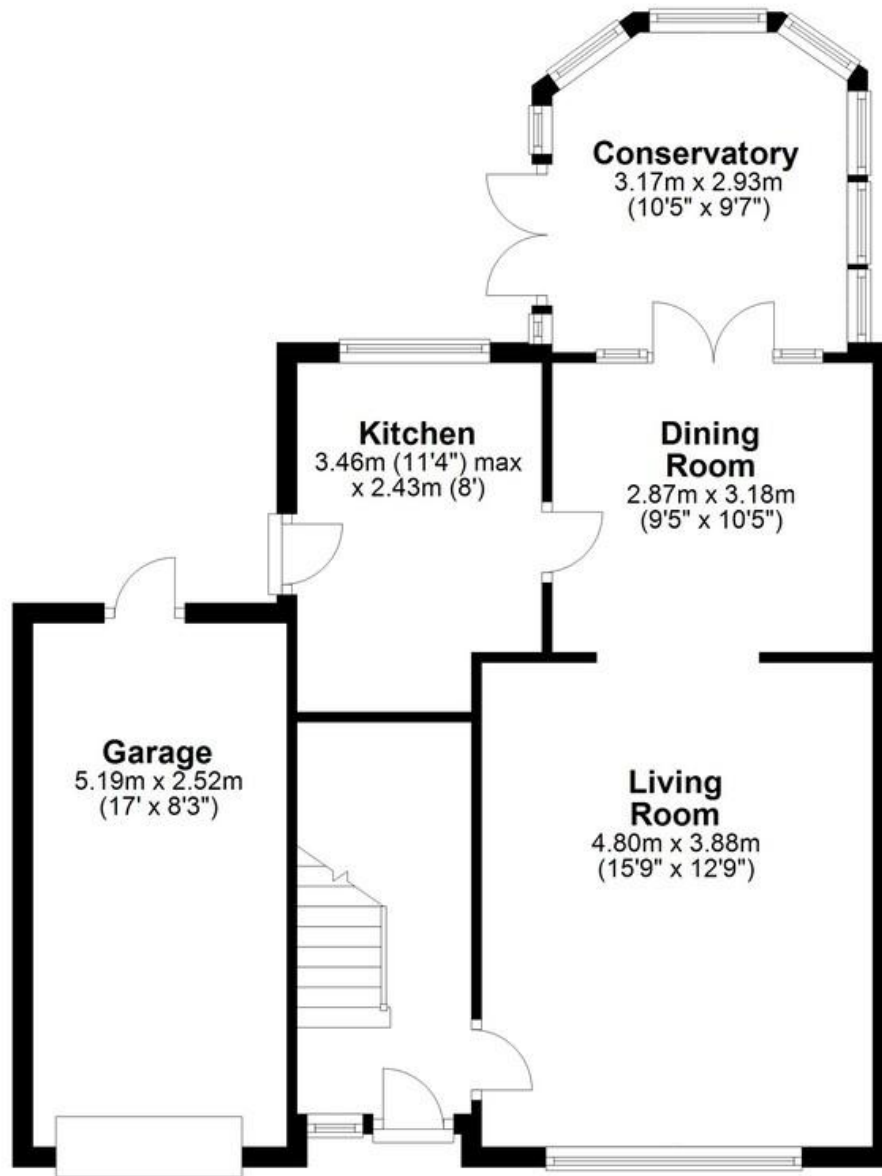


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



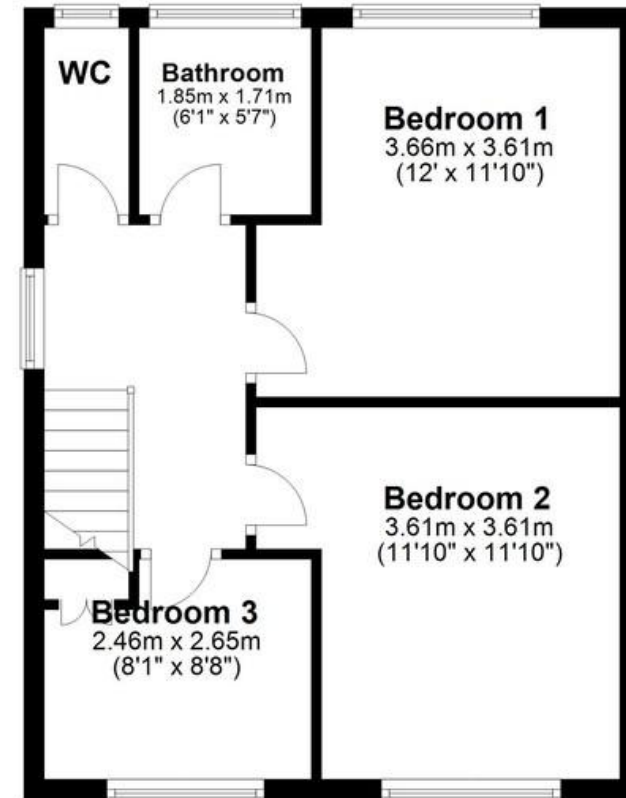
## Ground Floor

Approx. 66.5 sq. metres (715.6 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 108.5 sq. metres (1167.8 sq. feet)