



cornerstone  
ESTATE AGENTS

Lister Street  
Moldgreen, Huddersfield



## Lister Street Moldgreen, Huddersfield

Offers Over £130,000

THIS SPACIOUS TERRACED PROPERTY IS AN IDEAL CHOICE FOR FIRST-TIME BUYERS OR PROPERTY INVESTORS. IT IS MOVE-IN READY AND CONVENIENTLY LOCATED NEAR BUS STOPS, LOCAL AMENITIES, RAVENSKNOWLE PARK, HUDDERSFIELD CENTER, AND THE UNIVERSITY CAMPUS. THE PROPERTY FEATURES GAS CENTRAL HEATING, DOUBLE GLAZING, AND SPANS THREE FLOORS WITH A BASEMENT/CELLAR.



Layout comprises an entrance vestibule, lounge, kitchen, three bedrooms, and a modern bathroom. The front of the property boasts an enclosed patio-style garden, while the rear offers a small area with a clothesline, perfect for those seeking minimal garden maintenance.

The living room showcases an attractive living flame effect gas fire, engineered oak flooring, and other ornate details. The kitchen is equipped with a range of wall and base units, tiled splash-backs, and a stone floor. Outside, there's a paved garden area with railings at the front and a small rear area with a hanging drying rack.

#### ADDITIONAL INFORMATION

Tenure: Leasehold, 866 years left, £11pa

Council Tax: Band A

EPC: D

What3Words: lasted.cans.scouts

Parking: On Street

UTILITIES Gas: Mains

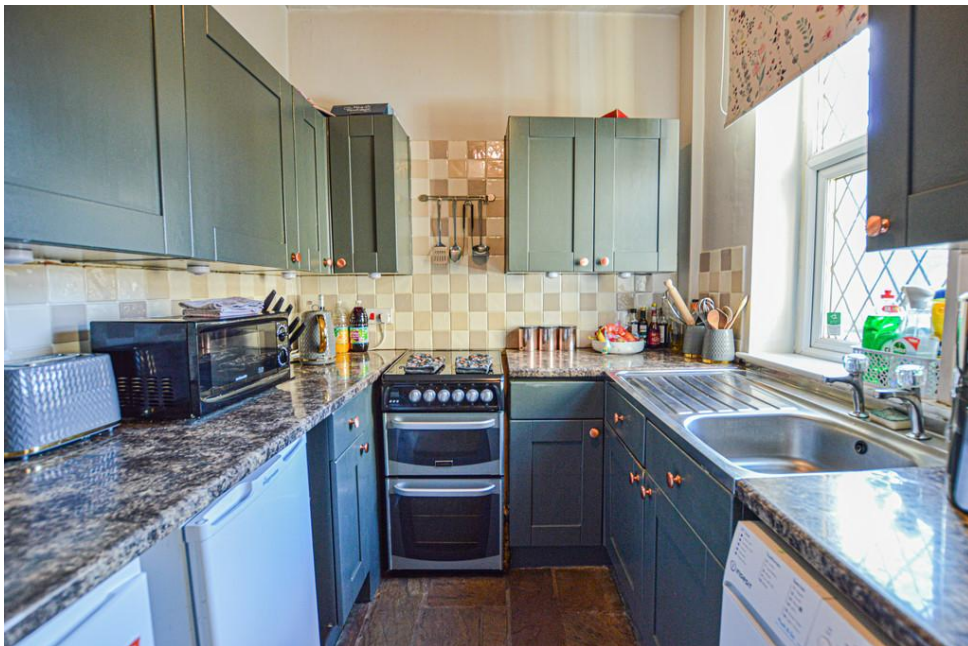
Electric: Mains

Water & Drainage: Mains

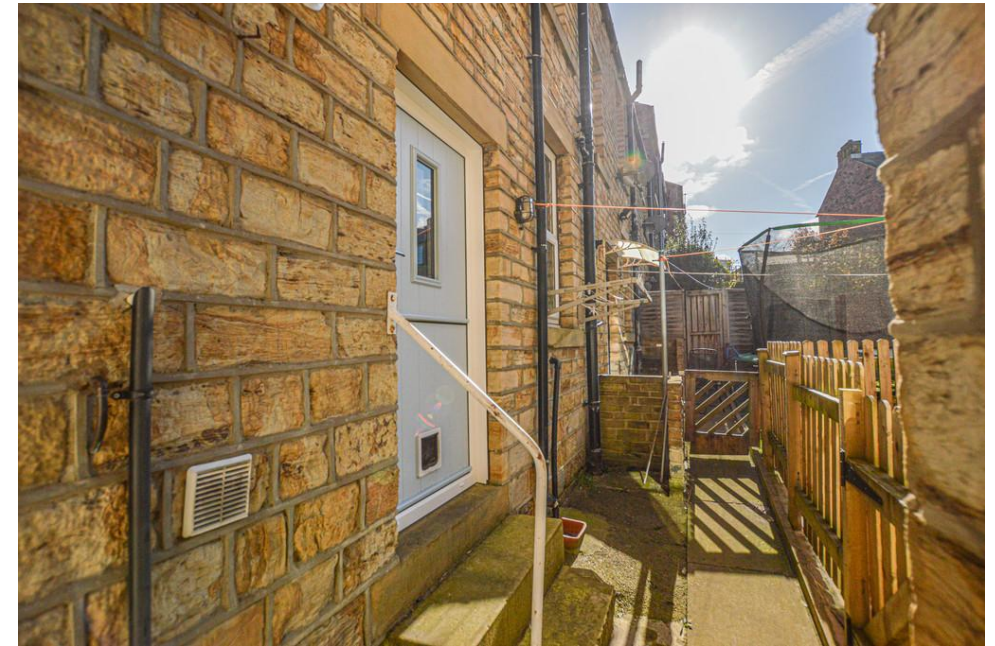
Heating: Gas

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G Available - check with your provider.



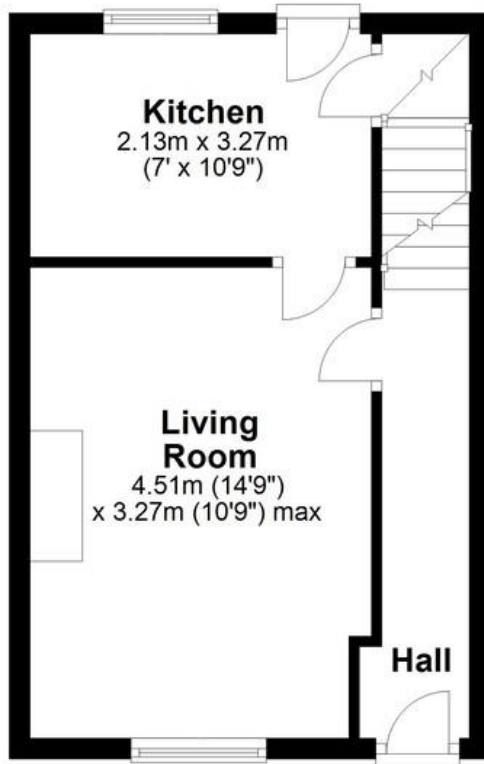






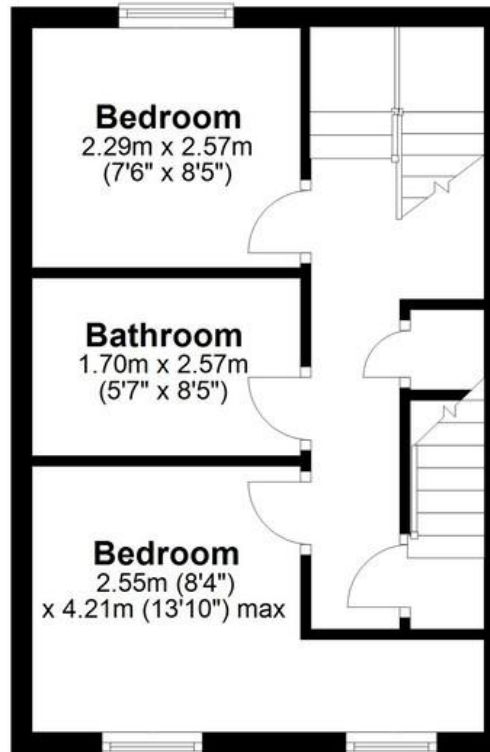
### Ground Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



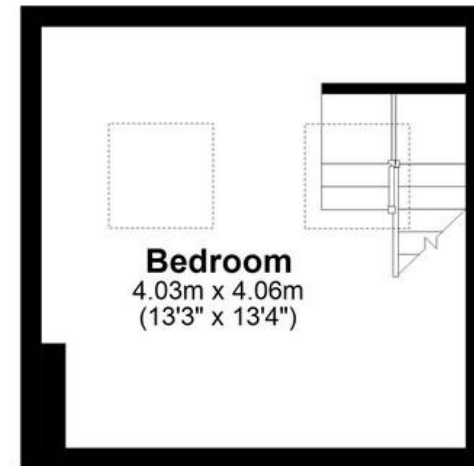
### First Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



### Second Floor

Approx. 16.4 sq. metres (176.0 sq. feet)



Total area: approx. 73.8 sq. metres (793.9 sq. feet)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 B
69-80	<b>C</b>		
55-68	<b>D</b>	56 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		