





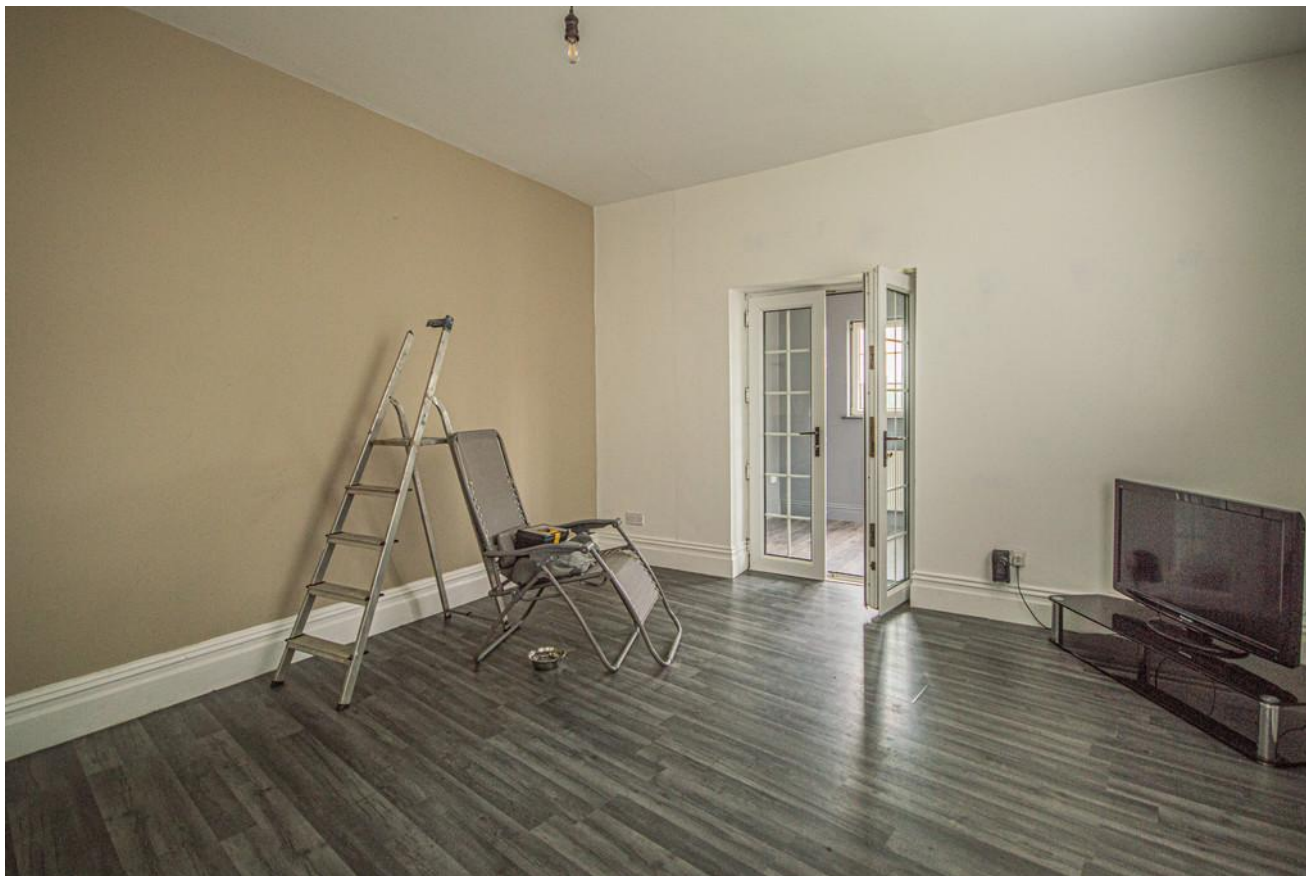
William Street Crosland Moor, Huddersfield

Offers In Region Of £135,000

OFFERED TO THE MARKET WITH NO VENDOR CHAIN AND IMMEDIATE VACANT POSSESSION, THIS THREE-BEDROOM STONE END-OF-TERRACE HOME IS LOCATED ON A QUIET ROAD IN A SOUGHT-AFTER HUDDERSFIELD DISTRICT. THE PROPERTY HAS BEEN EXTENDED ON THE GROUND FLOOR AND FEATURES AN ADDED THIRD BEDROOM UPSTAIRS, MAKING IT IDEAL FOR A VARIETY OF BUYERS, FROM FIRST-TIME HOMEOWNERS TO DOWNSIZERS. WHILE READY FOR IMMEDIATE OCCUPANCY, THERE IS ALSO AMPLE OPPORTUNITY TO PERSONALIZE AND FURTHER ENHANCE THE PROPERTY. CONTACT CORNERSTONE TO ARRANGE YOUR VIEWING TODAY!

A front facing sitting room is neutrally presented with double doors opening to the sun room which is a fabulous addition to this type of property with patio doors opening into the enclosed garden. The living room also leads round to the kitchen which features a range of wood effect wall and base storage units. There is also a useful storage cellar.

To the first floor are three bedrooms, this used to be two doubles and could easily be turned back as such if so required, however stud walls create three good size bedrooms which are served by a modern three piece bathroom suite. The landing provides access to the loft where currently there is electricity and a Velux window installed. This could be developed further. A gated access leads to a low maintenance yard which wraps around the front and side of the property with a communal/shared garden also available to the rear.



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band A

EPC: D

Parking: On Road

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Full Fibre Broadband Available

Mobile Coverage: 4G/5G Available - 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.

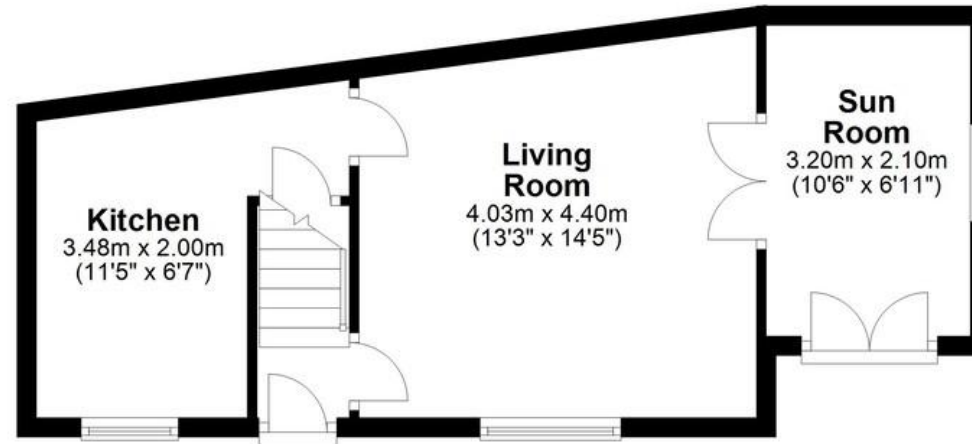






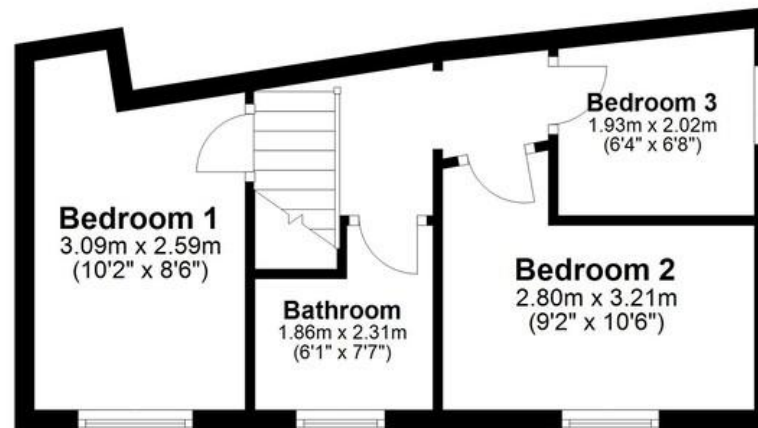
Ground Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



First Floor

Approx. 27.3 sq. metres (294.2 sq. feet)



Total area: approx. 60.6 sq. metres (652.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		