





Canby Grove Huddersfield

Offers Over £125,000

CORNERSTONE ESTATE AGENTS ARE DELIGHTED TO PRESENT TO THE MARKET THIS SPACIOUS AND WELL-APPOINTED THREE-BEDROOM END-OF-TERRACE PROPERTY, WHICH OFFERS OFF-ROAD PARKING AND A GENEROUSLY SIZED REAR GARDEN. THIS IMPRESSIVE HOME IS BEING OFFERED WITH NO ONWARD CHAIN, MAKING IT AN IDEAL AND CONVENIENT OPPORTUNITY FOR FIRST-TIME BUYERS, YOUNG FAMILIES, OR INVESTORS LOOKING TO EXPAND THEIR RENTAL PROPERTY PORTFOLIO.

Cornerstone Estate Agents are delighted to present to the market this spacious and well-appointed three-bedroom end-of-terrace property, which offers off-road parking and a generously sized rear garden. This impressive home is being offered with no onward chain, making it an ideal and convenient opportunity for first-time buyers, young families, or investors looking to expand their rental property portfolio.

Nestled in a quiet cul-de-sac, the property boasts a prime location within walking distance of local amenities, reputable schools, and excellent transport links, providing the perfect balance of suburban tranquility and everyday convenience.



Upon entering the property, you are greeted by a practical front porch that serves as a welcoming entrance, leading into a bright and well-proportioned living room. The living room provides a comfortable space for relaxation and family gatherings, and features a door that opens into the spacious kitchen. The kitchen is well-equipped and provides ample space for dining and entertaining, with convenient access to the expansive rear garden through a back door.

The first floor comprises two double bedrooms, all benefiting from ample natural light. The modern family bathroom features a contemporary three-piece suite.

Externally, the property features a paved driveway at the front, offering convenient off-road parking. To the rear, the large garden is predominantly laid to lawn, providing a fantastic outdoor space perfect for children to play, gardening enthusiasts, or entertaining guests.

Overall, this property represents a wonderful opportunity to acquire a family-friendly home in a desirable location, or a valuable addition to an investment portfolio. Don't miss out on the chance to view this inviting and versatile home!

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band A

EPC: D

What3Words: ///spirit.dreams.school

Parking: On Drive

UTILITIES

Gas:

Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas- Worcester Combi Boiler (serviced in the last 12 months)

Right of way: The back path has right of way

Broadband: Ultrafast 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.



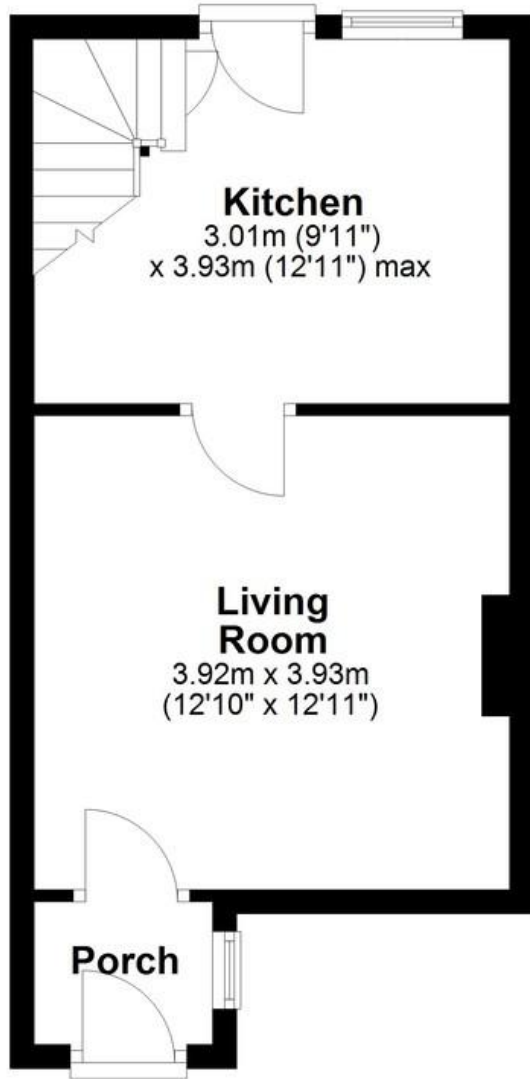




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

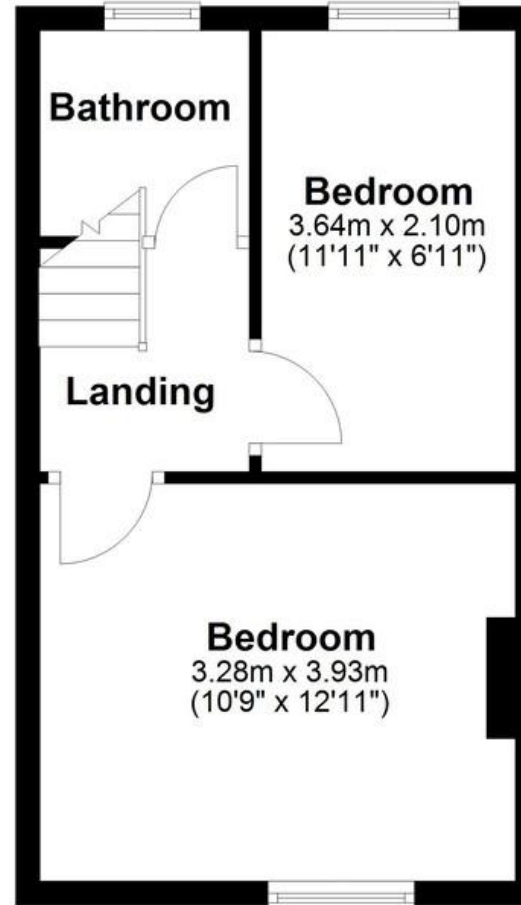
Ground Floor

Approx. 29.5 sq. metres (317.7 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.4 sq. feet)



Total area: approx. 57.1 sq. metres (615.1 sq. feet)