



13 Winsford Drive, Huddersfield, HD5 0AD

Offers In The Region Of £195,000

- No Chain
- Dining Room with Garden Access
- Ample Off-Street Parking & Garage
- Scope to Add Value
- Generous Rear Garden Backing Onto Woodland

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Situated on a peaceful street in Waterloo, this three-bedroom home offers a fantastic opportunity for first-time buyers or savvy landlords. While the property could benefit from some cosmetic updates, it has all the potential to become a delightful family home with some modernisation.



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Outside, you'll find a long driveway running alongside the house leading to a single garage, providing ample off-street parking. The front lawn is a generous size, and the lengthy rear garden backs directly onto secluded woodland, ensuring exceptional privacy and a peaceful, uninterrupted natural setting. The garden also features great outdoor storage options, including a shed and the garage.

Step inside through the front door into a spacious entrance hall. The home features a good-sized lounge with a large front window and a separate dining room at the rear, complete with double doors opening onto the garden. Adjacent to the dining room is a functional kitchen with its own side entrance for added convenience. Upstairs, the layout includes a practical wet room and three bedrooms. The smallest bedroom is located at the front of the property, making it ideal as office space, a study or single bedroom.

Both the second and main bedrooms feature built-in wardrobes, with the second bedroom offering garden views and the main bedroom positioned at the front of the property. This is a solid home with bags of potential in a desirable location – don't miss your chance to view!

ADDITIONAL INFORMATION

Council Tax: B

EPC: D

Tenure: Freehold

Parking: Off Road Parking and Garage

UTILITIES

Electric: Mains

Gas: Mains

Water: Mains

Heating: TBC

Broadband: Full Fibre Broadband

Mobile coverage: 4G/5G 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.

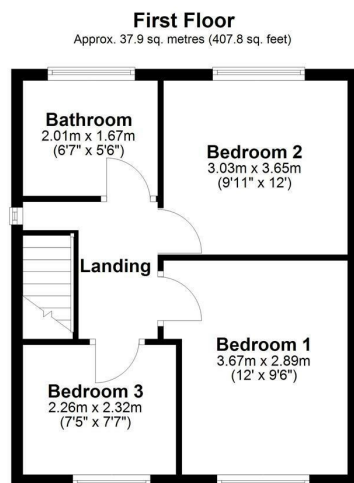
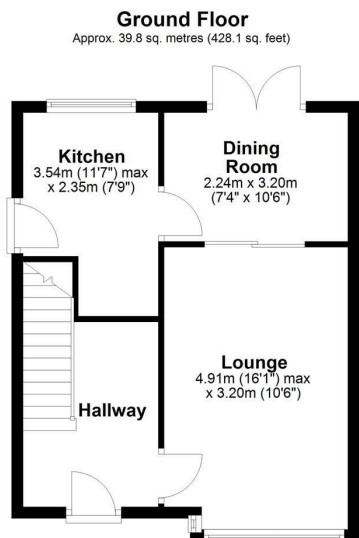
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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.





Total area: approx. 77.7 sq. metres (835.9 sq. feet)

Viewings

Viewings by arrangement only. Call 01484 428 336 to make an appointment.

