



58 Fleminghouse Lane, Huddersfield, HD5 8QG

Offers In The Region Of £100,000

- Beautifully presented bedroom
- Attic room (No Building Regulations)
- Modern open plan layout
- 3 piece bathroom
- Close to amenities
- Council Tax Band - A

58 Fleminghouse Lane, Huddersfield HD5 8QG

Ideal Investment or First Home Opportunity

This one-bedroom terraced with attic room. The property presents the perfect opportunity for investors seeking a renovation project, or for landlords willing to add value and rent it out. It's also a great choice for first-time buyers looking to step onto the property ladder with a home they can put their own stamp on.



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

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Located on Fleminghouse Lane in the HD5 area, the property benefits from excellent bus routes and a variety of local amenities including shops and restaurants.

Inside, the ground floor offers an open-plan lounge, kitchen, and dining area, elevated from the roadside for extra privacy. There is also a useful cellar space, ideal for storage.

On the first floor, you'll find a spacious bedroom overlooking the front of the property, along with the main bathroom. A further attic room with a Velux window provides a versatile space that could be used as a home office, study, or snug.





Viewings

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