



**Newsome Road, Huddersfield HD4 6NB**



**welcome to**

**Newsome Road, Huddersfield**

**\*\*Guide Price £90,000 - £100,000\*\*** - This charming property is brought to market with AMPLE SPACE throughout along with 2 double bedrooms. It is ideally placed close to local amenities and the University making it perfect for first time buyers and investors alike.



## Property Details

### Ground Floor

#### Entrance

Front door leading to hallway with further door to reception room. Stairs leads to the first floor.

#### Lounge

15' 4" max into recess x 13' 3" ( 4.67m max into recess x 4.04m )

Superbly sized reception room having carpeted flooring and warmed by a gas fire having a tiled back and hearth and fire surround plus a central heating radiator. Double glazed window overlooks the front. Door to further hall with stairs to lower ground plus door to the side.

### Lower Ground

#### Kitchen

14' 7" x 11' 9" ( 4.45m x 3.58m )

Spacious kitchen fitted with a range of base units. Space for Leisure range cooker, fridge freezer, washing machine, dryer and dining table and chairs. Sink unit with drainer. Having vinyl flooring ,radiator and a double glazed window to the side.

### First Floor

#### Landing

Doors to bedroom and bathroom. Door to stairs leading to attic room.

#### Bedroom One

15' 4" x 10' 1" max ( 4.67m x 3.07m max )

Spacious double bedroom having carpeted flooring and warmed by a central heating radiator. Integrated wardrobes and a double glazed window to the front.

#### Bathroom

Bathroom suite comprising bath with shower over, wash hand basin and low flush WC. Having wood flooring, part tiled walls and a central heating radiator. Integrated cupboard. Double glazed window overlooks the front.

### Second Floor - Loft Room

10' x 12' 1" to stairs ( 3.05m x 3.68m to stairs )

Spacious double room having carpeted flooring and warmed by a central heating radiator. Skylight providing plenty of light.

#### External

Flagged yard area enclosed by fencing.



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## Newsome Road, Huddersfield

- Attention First Time Buyers and Investors
- Situated In A Sought After Location
- Close To Local Amenities
- Spacious Property Throughout
- Solar Panels

Tenure: Freehold EPC Rating: D

guide price

**£90,000 - £100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF114904 - 0006

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