









# welcome to

# **Newsome Road, Huddersfield**

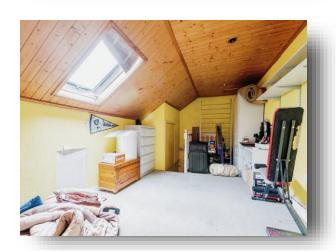
\*\*Guide Price £90,000 - £100,000\*\* - This charming property is brought to market with AMPLE SPACE throughout along with 2 double bedrooms. It is ideally placed close to local amenities and the University making it perfect for first time buyers and investors alike.













### 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.





## welcome to

# **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

## check out more properties at williamhbrown.co.uk



Property Ref: HDF114904 - 0006 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property





01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN



williamhbrown.co.uk