



Newsome Road, Huddersfield HD4 6LR

welcome to

Newsome Road, Huddersfield

Life on one level. Two bedroom semi-detached bungalow with spacious lounge. Driveway and garage parking and front and rear private gardens. Easily accessible area surrounded by transport link and local amenities. Move in condition in need of some love.



Entrance

Front door leading to hallway.

Lounge

12' 2" x 15' 6" (3.71m x 4.72m)

Superb sized reception room with carpeted flooring and warmed by a gas fire with fire surround plus two central heating radiators. Double glazed window overlooks the front.

Kitchen

8' 8" x 7' 8" (2.64m x 2.34m)

Good sized kitchen with a range of base and wall units with contemporary work surfaces. Integrated gas oven and hob with extractor over. Space for washing machine and under counter fridge. Having vinyl flooring, part tiled walls and door to cupboard

Bedroom One

9' 2" x 11' 2" (2.79m x 3.40m)

Spacious double bedroom with fitted wardrobe, carpeted floor and a central heating radiator. Double glazed window overlooks the rear.

Bedroom Two

8' 10" x 8' 9" (2.69m x 2.67m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bathroom

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin. Having tiled walls and a double glazed frosted window.

External

To the front is an enclosed garden with driveway to detached garage. To the rear is a good sized lawned garden with planting beds, patio and detached garage with power and light.



view this property online williamhbrown.co.uk/Property/HDF115597



welcome to

Newsome Road, Huddersfield

- Single Story Bungalow
- Surrounded By Local Transport Links
- Spacious Living Areas
- Front & Rear Enclosed Private Gardens
- Driveway & Garage Parking

Tenure: Freehold EPC Rating: C

offers over

£170,000



view this property online [williamhbrown.co.uk/Property/HDF115597](https://www.williamhbrown.co.uk/Property/HDF115597)

Please note the marker reflects the postcode not the actual property



Property Ref:
HDF115597 - 0007

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.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)