







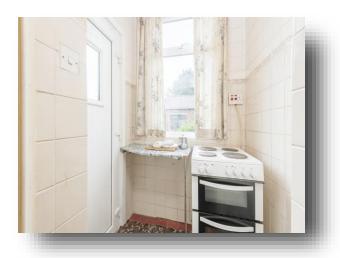


# welcome to

# **Row Street, Crosland Moor Huddersfield**

This through terrace in a quiet yet convenient location would be ideal for investors or home-movers alike. Located close to public transport, amenities and within close proximity to the town centre of Huddersfield. This property has a rear garden and cellar space, along with two spacious bedrooms.













### Ground Floor Entrance

Side door leading to porch with window to the front and further door to kitchen diner.

#### Kitchen

8' 4" x 11' 6" ( 2.54m x 3.51m )

Good sized kitchen diner fitted with integrated storage cupboards and drawers. Space for fridge freezer and washing machine. Sink unit with drainer. Having carpeted flooring, wall mounted gas fire plus a central heating radiator. Double glazed window overlooks the front.

### Lounge

13' 1" x 12' 10" ( 3.99m x 3.91m )

Spacious reception room with carpeted flooring and warmed by a gas fire plus central heating radiator. Double glazed window overlooks the rear. Door to rear porch.

#### Cellar

Good sized dry cellar perfect for storage with plumbing, sink unit, window and external door. The cellar is also boarded.

### Utility

4' 7" x 3' 10" ( 1.40m x 1.17m )

Having carpeted flooring, space for electric oven. Double glazed window and external door.

### First Floor Landing

Doors to bedrooms and bathroom. Having carpeted flooring, radiator and loft hatch.

#### **Bedroom One**

11' 10" x 10' 7" ( 3.61m x 3.23m )

Spacious double bedroom with integrated wardrobes having carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

#### **Bedroom Two**

6' 8" max x 13' 2" ( 2.03m max x 4.01m )

Superbly spacious double bedroom with two integrated wardrobes having carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

#### Bathroom

Bathroom suite comprising bath, low flush WC and wash hand basin. Having carpeted flooring, fully tiled walls and warmed by a central heating radiator. Double glazed window with frosted glass overlooks the rear.

#### **External**

Paved patio to the front. To the rear is a lawned area and paved path enclosed by wall and fencing.





## welcome to

# **Row Street, Crosland Moor Huddersfield**

- Situated Within Close Proximity To Huddersfield Town Centre & Close To Public Transport Routes/Links
- Fabulous Investment Opportunity With Scope For Renovation
- Good Sized Terrace
- Rear Garden
- No Onward Chain

Tenure: Leasehold EPC Rating: E

guide price

£90,000 - £100,000





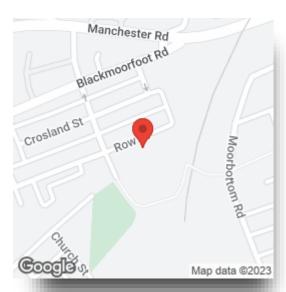
# view this property online williamhbrown.co.uk/Property/HDF115861

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1914. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: HDF115861 - 0002 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.

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Please note the marker reflects the postcode not the actual property





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