



**Beaumont Street, Moldgreen, Huddersfield HD5 8HB**





**welcome to**

**Beaumont Street, Moldgreen Huddersfield**

**\*\*Guide Price £95,000- £100,000\*** This well presented mid-terrace would be an ideal purchase for investors or first time buyers alike, located close to public transport, local amenities and the town centre of Huddersfield.



## Ground Floor

### Hallway

Front door leading to a carpeted hallway. Further door to reception room.

### Lounge

9' 10" x 13' 10" ( 3.00m x 4.22m )

Spacious reception room with carpeted flooring and warmed by an electric radiator. The room has an integrated alcove cupboard and an open brick fireplace. Double glazed window overlooks the front. Door to stairs leading to first floor.

### Kitchen

4' 8" x 10' 11" ( 1.42m x 3.33m )

Good sized kitchen fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. There is space for an electric oven and hob plus under counter fridge. Having an extractor fan, laminate flooring, double glazed window which overlooks the rear and door to cellar access.

### Cellar

13' 5" x 8' ( 4.09m x 2.44m )

Superb sized room perfect for storage with space for a fridge freezer. The room has carpeted flooring and an electric radiator.

## First Floor

### Landing

Doors to bedrooms and bathroom. Having carpeted flooring and a loft hatch.

### Bedroom One

10' 6" x 9' ( 3.20m x 2.74m )

Good sized bedroom with carpeted flooring and warmed by an electric radiator. Double glazed window overlooks the front.

### Bedroom Two

6' 1" x 10' max ( 1.85m x 3.05m max )

Second good sized bedroom with integrated storage cupboard, carpeted flooring and warmed by an electric radiator. Double glazed window overlooks the rear.

## Bathroom

White bathroom suite comprising bath with fitted hand held shower, low flush WC and wash hand basin. Having part tiled walls, laminate flooring, extractor and a double glazed window with frosted glass to the front.

## External

A patio yard with steps to the front door enclosed by stone wall and fencing.



**view this property online** [williamhbrown.co.uk/Property/HDF115894](http://williamhbrown.co.uk/Property/HDF115894)



welcome to

## Beaumont Street, Moldgreen Huddersfield

- Fabulous Investment Opportunity
- Situated In A Quiet Yet Convenient Location Close To Local Amenities
- Public Transport Links Close By
- Presented To A Move In Condition

Tenure: Freehold EPC Rating: E

guide price

**£95,000 - £100,000**



**view this property online** [williambrown.co.uk/Property/HDF115894](https://williambrown.co.uk/Property/HDF115894)



Property Ref:  
HDF115894 - 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



william h brown



**01484 542072**



[huddersfield@williambrown.co.uk](mailto:huddersfield@williambrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williambrown.co.uk](https://williambrown.co.uk)**