

Beaumont Street, Moldgreen, Huddersfield HD5 8HB

william h brown

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' ($3.20m \times 2.74m$) 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.





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**

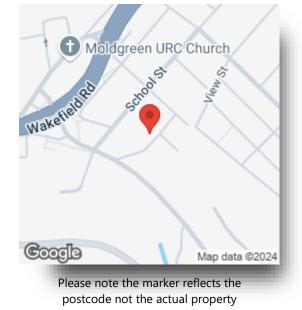


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