



**Dowker Street, Milnsbridge, Huddersfield HD3 4JS**



**welcome to**

**Dowker Street, Milnsbridge Huddersfield**

An IMMACULATELY presented two bedroom terrace in the heart of Milnsbridge that has been newly renovated to a high standard and lies within close proximity to local shops, amenities and a supermarket, whilst also being conveniently placed for the M62 networks to Leeds and Manchester.



## **Ground Floor**

### **Entrance**

Front door leading to a carpeted hallway. Stairs leading to first floor.

### **Lounge**

13' 10" x 12' 3" ( 4.22m x 3.73m )

Spacious reception room with carpeted flooring and warmed by a gas fire and central heating radiator. Double glazed window overlooks the front. Door leading to stairs to the lower ground floor.

## **Lower Ground Floor**

### **Kitchen**

13' 8" x 15' 1" ( 4.17m x 4.60m )

Spacious kitchen diner fitted with a range of base and wall units with contemporary worksurfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over. Drainer sink unit. Space for fridge freezer, dishwasher and washing machine. Having ceiling down lights, tiled flooring and a central heating radiator. Double glazed window overlooks the front.

## **First Floor**

### **Landing**

Doors to bedroom and bathroom. Stairs to second floor. Having carpeted flooring and warmed by a central heating radiator.

### **Bedroom Two**

9' 6" x 13' 10" ( 2.90m x 4.22m )

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. The room has an original fireplace, wall mounted boiler and double glazed window to the front.

### **Bathroom**

Modern bathroom suite comprising bath with shower over, low flush WC and wash hand basin. Warmed by a heated towel warmer/radiator, having tiled flooring and part tiled walls. Double glazed window overlooks the front.

## **Second Floor**

### **Bedroom Two - Attic**

7' 4" x 17' 2" ( 2.24m x 5.23m )

Superbly spacious double bedroom with carpeted flooring and warmed by a central heating radiator. The room has eaves storage and a Velux window.

### **External**

Externally the property has a small terrace to the front with parking freely available on the road just outside.



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## Dowker Street, Milnsbridge Huddersfield

- Attention Investors Looking For A Good Yield
- Situated In A Quiet Yet Convenient Location
- Close To Local Amenities and Within close proximity to the M62 networks
- Spacious Rooms and Newly Renovated Throughout

Tenure: Freehold EPC Rating: E

offers in the region of

**£100,000 - £110,000**



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Property Ref:  
HDF115614 - 0004

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Please note the marker reflects the  
postcode not the actual property



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