



Meltham Road, Huddersfield HD1 3UP



**william
h brown**

welcome to

Meltham Road, Huddersfield

This spacious mid-terrace ticks all the boxes for those wanting to stay close to local shops and amenities, whilst having good public transport links and being close to Huddersfield town centre. With a dining kitchen and off-road parking, this property is ideal as an investment or FIRST TIME BUYER.



Lounge

14' 10" x 11' 9" (4.52m x 3.58m)

Superbly spacious reception room warmed by a gas fire and central heating radiator. Having ceiling rose with centre light, carpeted flooring and a good sized window to the front.

Kitchen

14' 10" x 13' 1" (4.52m x 3.99m)

Superb sized kitchen having a range of base and wall units with contemporary work surfaces and splashbacks. Integrated electric oven and gas hob with extractor over. Space for fridge freezer and washing machine. Having laminate flooring, window and door to the rear.

Bedroom One

13' 1" x 13' 5" (3.99m x 4.09m)

Fantastic sized double bedroom with integrated cupboards. Warmed by a central heating radiator, having carpeted flooring and a window to the rear.

Bedroom Two

12' x 10' 8" (3.66m x 3.25m)

Second spacious double bedroom warmed by a central heating radiator, having carpeted flooring and a window to the front.

Bathroom

Good sized bathroom comprising bath with shower over and glass shower screen, low flush WC and wash hand basin with mixer tap. Having a heated towel warmer/radiator, tiled walls, laminate flooring and a window to the front.

External

Garden to both the front and rear, with a parking bay located to the rear. Additional parking is freely available on the road just outside.



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welcome to

Meltham Road, Huddersfield

- NO ONWARD CHAIN
- Situated Close To Local Amenities and Shops
- Ideal Public Transport Links Including Local Train Station
- Spacious Rooms Throughout Including A Good Sized Dining kitchen
- Off Road Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£99,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115969 - 0006

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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.



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