



Birkhouse Lane, Moldgreen, Huddersfield HD5 8BE

welcome to

Birkhouse Lane, Moldgreen, Huddersfield

PUBLIC NOTICE - 25 Birkhouse Lane, Moldgreen, Huddersfield, HD5 8BE - We have received an offer of £120,225. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating D



Ground Floor

Lounge

13' 9" x 12' 11" (4.19m x 3.94m)

Spacious reception room with laminate flooring and warmed by a log burner with stone surround plus alcove seating. Double glazed window overlooks the front

Kitchen

9' 3" x 16' (2.82m x 4.88m)

Fantastic sized kitchen with a range of base and wall units. Space for dining table and chairs, washing machine and dryer. Integrated electric oven and gas hob with extractor over. Having laminate flooring, part tiled walls, door to cellar, window door to garden.

First Floor

Bedroom One

11' x 9' 8" (3.35m x 2.95m)

Good sized double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

Bedroom Two

7' 9" x 12' 5" (2.36m x 3.78m)

Spacious double bedroom with fitted wardrobe, laminate flooring and warmed by a central heating radiator. Double glazed window to the rear.

Bedroom Three

7' 1" x 7' 2" (2.16m x 2.18m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. Having part tiled walls, radiator, airing cupboard and double glazed window to the rear.

External

There is an enclosed patio area to the front and rear of the property.



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welcome to

Birkhouse Lane, Moldgreen, Huddersfield

- Attention First Time Buyers & Investors!
- May Offer Scope To Improve & Add Value
- Good Central Location, Yet On A Quiet Street
- Good Bus Routes & Easy Rail Access
- Close To University & No Onward Chain

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.

£100,000



view this property online [williamhbrown.co.uk/Property/HDF115722](https://www.williamhbrown.co.uk/Property/HDF115722)



Property Ref:
HDF115722 - 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



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