



**Moorside Road, Kirkheaton, Huddersfield HD5 0LR**



**welcome to**

**Moorside Road, Kirkheaton Huddersfield**

Looking for a property to put your own stamp on? This three bedroom mid terrace with potential could be exactly what you are looking for.



## Ground Floor

### Entrance

Front door leading to carpeted hallway with central heating radiator and stairs to first floor.

### Lounge

12' 9" x 13' 4" ( 3.89m x 4.06m )

Spacious reception room warmed by a gas fire with feature fireplace and tiled back and hearth. There is also a central heating radiator. The room has carpeted flooring and a double glazed window to the front.

### Kitchen

16' 3" x 8' 10" ( 4.95m x 2.69m )

Spacious kitchen diner fitted with a range of base and wall units. Contemporary work surfaces with tiled splashbacks. Integrated electric oven and electric hob with extractor over. Space for fridge freezer and washing machine. Wall mounted gas boiler providing for radiators and domestic hot water. Two doors to storage cupboards plus door to the side. Patio doors lead out to the rear garden.

## First Floor

### Landing

Having carpeted flooring, door to airing cupboard and loft access.

### Bedroom One

13' 5" x 8' 7" ( 4.09m x 2.62m )

Superb sized double bedroom with built-in wardrobes, carpeted flooring and a central heating radiator. Double glazed window overlooks the front.

### Bedroom Two

8' 11" x 11' 8" ( 2.72m x 3.56m )

Good sized double bedroom with carpeted flooring and a central heating radiator. Double glazed window overlooks the rear.

### Bedroom Three

7' 10" x 7' 9" ( 2.39m x 2.36m )

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

## Bathroom

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin. Having part tiled walls, vinyl flooring and a central heating radiator. Double glazed window overlooks the rear.

## External

To the front is an enclosed lawned garden with fencing and wall. Side passage leads to the rear garden again being enclosed by fencing and backing onto farmland.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



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## Moorside Road, Kirkheaton Huddersfield

- Situated In A Sought After Village Location
- Close To Local Amenities and Schools Close By
- Requiring A Programme Of Upgrading Throughout
- Ideal For Investors Or Those Looking For A Property to Put Their Own Stamp On
- NO CHAIN

Tenure: Freehold EPC Rating: D

offers in the region of

**£140,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HDF116014 - 0003

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william h brown



**01484 542072**



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



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)