



College Street, Crosland Moor, Huddersfield HD4 5EB

welcome to

College Street, Crosland Moor Huddersfield

A fabulous opportunity to invest in a good-sized terrace with an enclosed garden and scope to renovate. Perfect for those looking to put their own stamp on a property or for an investment opportunity, located close to local amenities, schools, public transport and the town centre of Huddersfield.



Ground Floor

Lounge

15' 7" x 12' 7" to chimney breast (4.75m x 3.84m to chimney breast)

Superbly spacious reception room warmed by a gas fire with carpeted flooring, integrated cupboard and a double glazed window to the rear.

Kitchen

12' 7" plus recess x 10' 6" max (3.84m plus recess x 3.20m max)

Good sized kitchen with concrete flooring and door leading to the rear.

First Floor

Bedroom One

8' 10" x 15' 2" (2.69m x 4.62m)

Spacious doubled bedroom with carpeted flooring and a double glazed window to the rear.

Bedroom Two

11' 5" max x 12' 9" max (3.48m max x 3.89m max)

Good sized double bedroom with carpeted flooring and double glazed window to the rear.

Bathroom

Bathroom suite comprising step in shower cubicle, low flush WC and wash hand basin. With vinyl flooring and extractor.

External

The property has an enclosed rear garden space. Parking is freely available on the road just outside.



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welcome to

College Street, Crosland Moor Huddersfield

- Investment Opportunity With Scope For Renovation
- Rear Facing Terrace With Enclosed Garden Space
- Situated In A Highly Sought After Location
- Good Sized Rooms
- Close To Local Amenities and Public Transport Links

Tenure: Leasehold EPC Rating: G

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.

offers in the region of

£80,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF116211 - 0003

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.



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