



Newsome Road, Huddersfield HD4 6NB

welcome to

Newsome Road, Huddersfield

****GUIDE PRICE £120,000 - £130,000** IDEAL FOR FIRST TIME BUYERS!!! Move in ready with field views and private sunny rear garden. Three bedrooms, separate kitchen and lounge as well as good sized unconverted cellar space and family bathroom.**



Ground Floor

Lounge

13' 7" x 13' 8" (4.14m x 4.17m)

Spacious reception room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front. Door to stairs leading to first floor. Opening to kitchen.

Kitchen

5' 5" x 11' 11" (1.65m x 3.63m)

Range of fitted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated gas hob with extractor over. Double glazed window with views overlooking the front. Stairs to cellar.

Basement Cellar

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

Split into two spacious rooms ideal for storage with space for washing machine and dryer.

First Floor

Bedroom Two

11' 6" x 9' 5" (3.51m x 2.87m)

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

Bedroom Three

5' 4" x 11' 2" (1.63m x 3.40m)

Second good sized double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bathroom

8' 1" x 9' 5" (2.46m x 2.87m)

Bathroom suite comprising bath with hand held shower, low flush WC and wash hand basin. With part tiled walls and vinyl flooring. Double glazed window with frosted glass.

Second Floor

Loft Room

21' 6" x 10' (6.55m x 3.05m)

Superbly spacious loft room with carpeted flooring and warmed by a central heating radiator. Velux window.

External

Privately enclosed lawned garden with beautiful views.



view this property online williamhbrown.co.uk/Property/HDF116278



welcome to

Newsome Road, Huddersfield

- Sunny Enclosed Garden Overlooking Fields
- Extremely Convenient Location
- Two Larger Than Average Doubles and Single
- Unconverted Cellar Space

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1903. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000 - £130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF116278



Property Ref:
HDF116278 - 0005

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.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk