



North Street, Lockwood, Huddersfield HD1 3UA

welcome to

North Street, Lockwood Huddersfield

IDEAL FOR BUY TO LET INVESTORS AND THOSE LOOKING TO ADD VALUE. TWO DOUBLE BEDROOMS, spacious lounge. Spacious cellar kitchen with utility space and additional store room.



Ground Floor

Lounge

14' 9" x 13' 10" (4.50m x 4.22m)

Good sized reception room with carpeted flooring warmed by a gas fire plus central heating radiator. Double glazed window overlooks the front.

Lower Ground Floor

Kitchen

13' 9" x 14' 6" (4.19m x 4.42m)

Superb sized kitchen diner fitted with base and wall units. Integrated gas hob. Space for washing machine, fridge freezer and dining table and chairs. Warmed by a gas fire with brick fireplace plus central heating radiator. Door to a good sized utility room and rear pantry.

First Floor

Bedroom One

15' 9" x 8' 8" (4.80m x 2.64m)

Spacious bedroom with fitted wardrobe, carpeted flooring and a double glazed window to the front.

Bedroom Two

14' 10" x 8' (4.52m x 2.44m)

Good sized bedroom 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. With laminate flooring and part tiled walls.



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welcome to

North Street, Lockwood Huddersfield

- Ideal For First Time Buyers and Buy To Let Investors
- Two Spacious Cellar Rooms and Additional Store Room
- Two Double Bedrooms
- Close By Local Amenities
- Great Transport Links

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1883. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116281 - 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.



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