

Church Street, Crosland Moor Huddersfield HD4 5DQ



welcome to

Church Street, Crosland Moor Huddersfield

A fabulous opportunity for a first time purchaser or an investment buyer to invest in a well-presented and spacious home with a dining-kitchen, an enclosed patio garden and located on a peaceful street whilst remaining conveniently placed for local amenities, schools and public transport.













Ground Floor Lounge

14' 11" x 12' 1" into recess ($4.55m \times 3.68m$ into recess) Superbly spacious reception room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Lower Ground Floor Kitchen

14' 10" plus cupboard x 12' 1" (4.52m plus cupboard x 3.68m)

Presented to a modern standard with a range of fitted base and wall units comprising integrated electric oven and gas hob with extractor over. Space for washing machine and dishwasher plus fridge freezer. The room has tiled walls and tiled flooring, ceiling spotlights and a double glazed window and door to the rear.

First Floor Landing

Carpeted flooring and warmed by a central heating radiator. Understair storage cupboard.

Bedroom One

9' 8" max x 9' 5" max (2.95m max x 2.87m max) Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Two

7' 6" x 8' 1" ($2.29m \times 2.46m$) Second good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. With tiled flooring, heated towel warmer/radiator and an extractor.

Second Floor - Attic

15' max x 9' 4" (4.57m max x 2.84m) Superbly spacious double room with eaves storage, integrated wardrobes and carpeted flooring. Two velux windows to the rear.

External

The property has decked and patio seating areas and shed.





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- Situated In A Peaceful Location Close To Schools and Local ٠ Amenities
- Ideal For First Time Buyers Presented To A Move In Condition ٠
- Accommodation Over Four Floors
- Additional Attic Room
- **Enclosed Patio Garden**

Tenure: Leasehold EPC Rating: Awaited

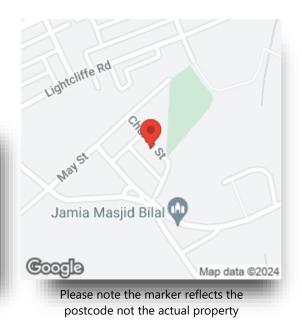
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£110,000







view this property online williamhbrown.co.uk/Property/HDF116436



Property Ref: HDF116436 - 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.

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