



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 x 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 x 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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welcome to

Church Street, Crosland Moor Huddersfield

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

Tenure: Leasehold EPC Rating: Awaiting

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116436 - 0003

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