

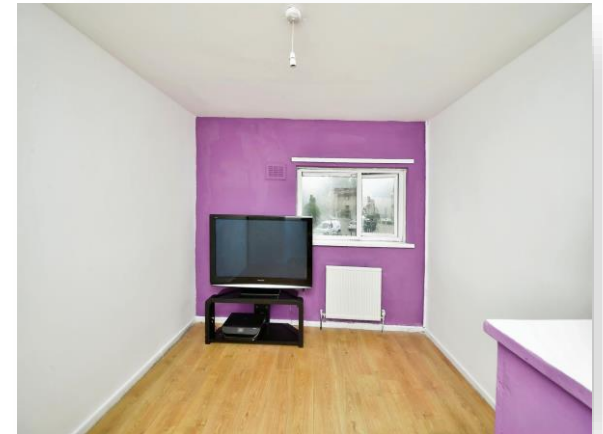


Fanny Moor Crescent, Huddersfield HD4 6PL

welcome to

Fanny Moor Crescent, Huddersfield

Surprisingly spacious, well presented mid terrace in Newsome offering four double bedroom accommodation alongside spacious lounge and kitchen with garden access overlooking fields.



Ground Floor

Entrance

Front door leading to hallway with laminate flooring. Door to understairs storage cupboard.

Lounge

15' 11" x 14' (4.85m x 4.27m)

Spacious reception room with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Kitchen

7' 11" x 15' 11" (2.41m x 4.85m)

Good sized kitchen diner with fitted base and wall units with real wood granite worktops and tiled splashbacks. Integrated electric oven and gas hob, dishwasher and space for a washing machine. With tiled flooring, two double glazed windows and door to garden.

First Floor

Access to loft space being fully boarded and at head height.

Bedroom One

11' 2" x 12' 3" (3.40m x 3.73m)

Spacious double bedroom with fitted wardrobe, laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

9' 10" x 12' (3.00m x 3.66m)

Second spacious double bedroom with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the rear with field views.

Bedroom Three

10' x 8' 1" (3.05m x 2.46m)

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

Bedroom Four

10' 11" x 9' 11" (3.33m x 3.02m)

Fourth bedroom with laminate flooring and warmed by a central heating. Double glazed window overlooks the front.

External

Front enclosed garden with turf, patio and path to the front door. To the rear is a spacious and enclosed lawned garden.



view this property online williamhbrown.co.uk/Property/HDF116488



welcome to

Fanny Moor Crescent, Huddersfield

- Four Double Bedrooms
- Fully Tiled Bathroom
- Granite Worktops In Kitchen
- Garden Overlooking Fields

Tenure: Freehold EPC Rating: C

offers in the region of

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF116488



Property Ref:
HDF116488 - 0002

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