

May Street, Crosland Moor, Huddersfield HD4 5DH

william h brown

welcome to

May Street, Crosland Moor Huddersfield

Ideal for first time buyers. With two good sized bedrooms and bathroom. Spacious lounge on entrance level lading to sunny rear garden with spacious cellar kitchen on lower ground level. End of street, offering more privacy and quieter location.

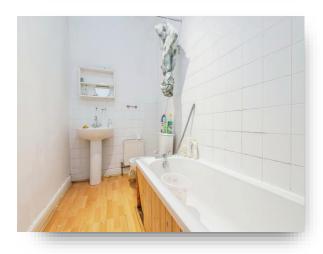












Ground Floor Lounge

14' 11" x 12' 1" (4.55m x 3.68m)

Spacious reception room with carpeted flooring and warmed by a central heating radiator. Integrated storage. Door leading to lower ground floor. Stairs leading to first floor. Double glazed window overlooks the rear.

Lower Ground Floor Kitchen

14' 4" x 14' 8" (4.37m x 4.47m) Superb sized kitchen fitted with base units. Space for washing machine and gas oven. With laminate flooring, central heating radiator and a window to the rear.

First Floor

Bedroom One

9' 4" x 9' 4" (2.84m x 2.84m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glaze window overlooks the rear.

Bedroom Two

7' 5" x 7' 10" (2.26m x 2.39m) Good sized room with carpeted flooring and warmed by a central heating radiator. Double glaze window overlooks the rear.

Bathroom

9' 4" x 5' 3" (2.84m x 1.60m) Comprising bath with shower over, low flush WC and wash hand basin. With a central heating radiator and window to the front.

External

The property has a storage shed and Indian stone flagged seating area.





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May Street, Crosland Moor Huddersfield

- Ideal For First Time Buyers
- Spacious Whole Level Kitchen
- Unconverted Loft Space
- Sunny Low Maintenance Garden
- Quieter End Of Street Location

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1908. 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

£70,000



view this property online williamhbrown.co.uk/Property/HDF116490



Property Ref:

HDF116490 - 0007

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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postcode not the actual property

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