

Ravensknowle Road, Huddersfield HD5 8BL

welcome to

Ravensknowle Road, Huddersfield

Ideal for investment or first-time purchasers alike, this spacious home presented in move-in condition and located on a quiet street close to local amenities, public transport routes and the town centre of Huddersfield. With an off-road parking bay and a spacious dining-kitchen.













Ground Floor Entrance

Front door leading to hallway with laminate flooring and stairs to first floor.

Lounge

15' \times 15' 3" max into recess (4.57m \times 4.65m max into recess)

Superbly sized reception room warmed by a gas fire with fireplace and granite effect back and hearth. The room also has a central heating radiator. With laminate flooring and a double glazed window to the front.

Lower Ground Floor Kitchen

9' 6" x 18' 2" (2.90m x 5.54m)

Superbly sized kitchen diner fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over. Space for dining table and chairs, washing machine and dryer. With tiled flooring, central heating radiator and a double glazed window to the front with door to storage area.

Utility Room

4' 10" x 18' 7" (1.47m x 5.66m)

Dry basement storage space with space for fridge freezer.

First Floor Landing

With carpeted flooring, integrated storage and a loft hatch.

Bedroom One

9' 5" x 12' (2.87m x 3.66m)

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

Bedroom Two

8' 1" x 7' 11" (2.46m x 2.41m)

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

Bathroom

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin. With part tiled walls and laminate flooring. Heated towel warmer/radiator.

External

Externally, the property has an off-road parking bay to the front accessed via a dropped kerb.





welcome to

Ravensknowle Road, Huddersfield

- Situated In A Highly Sought After Location
- Close To Public Transport Links, Amenities and Convenient For Town Centre
- Modern Throughout With Spacious Rooms and Kitchen Diner
- Off Road Parking

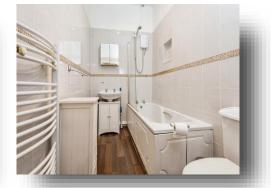
Tenure: Leasehold EPC Rating: D

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 over

£100,000



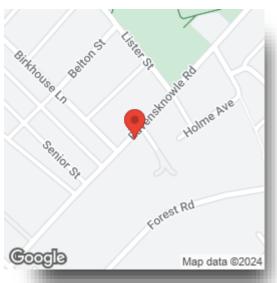


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Property Ref: HDF116632 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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Please note the marker reflects the postcode not the actual property





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