



Willow Lane, Fartown, Huddersfield HD1 6EB



**william
h brown**

welcome to

Willow Lane, Fartown Huddersfield

A brand newly renovated cottage, ideal for those looking to expand their property portfolio and invest in a convenient location close to local amenities, supermarkets, public transport links and schools, as well as only being a short distance from Huddersfield town centre.



Entrance

Front door leading through to the hallway with carpeted flooring and a door leads through to the lounge.

Lounge

15' 3" in to recess x 12' 3" (4.65m in to recess x 3.73m)

A good sized reception room with carpeted flooring, a radiator and decorated in neutral decor. The room is flooded with plenty of natural light by the double glazed front facing window. Stairs lead to the first floor landing.

Kitchen

15' 8" x 6' 7" (4.78m x 2.01m)

Modern kitchen fitted with a range of fitted base and wall units with laminate worksurfaces and tiled splashbacks. Integrated gas oven and gas hob with extractor fan over. There is ample space for a good sized fridge freezer and plumbing for a washing machine. A stainless steel sink and drainer with mixer tap over. The kitchen has laminate flooring, a radiator and windows to the rear.

First Floor Landing

With carpeted flooring, loft hatch and a single glazed window to the front. Doors lead through to the two bedrooms and bathroom.

Bedroom One

11' 3" x 9' 5" (3.43m x 2.87m)

Spacious sized bedroom with space for wardrobes, there is carpeted flooring and the room is warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

8' 9" x 8' 1" (2.67m x 2.46m)

The second bedroom has carpeted flooring and is warmed by a central heating radiator. A double glazed window to the front of the property and a door leads to the first floor landing.

Bathroom

Bathroom suite comprising of bath with shower over. Low flush WC and wash hand basin with mixer tap. There is tiled flooring, extractor fan, heated towel warmer/radiator and a door leads to the first floor landing



view this property online williamhbrown.co.uk/Property/HDF116945



welcome to

Willow Lane, Fartown Huddersfield

- Brand new renovation
- No onward chain - Currently with tenants in situ
- Ideal investment opportunity
- Close to amenities and public transport links
- Spacious rooms and rear garden

Tenure: Freehold EPC Rating: D

guide price

£110,000 - £120,000



view this property online [williamhbrown.co.uk/Property/HDF116945](https://www.williamhbrown.co.uk/Property/HDF116945)



Property Ref:
HDF116945 - 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.

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.



Please note the marker reflects the postcode not the actual property



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)