

Beacon Street, Birkby, Huddersfield HD2 2RS

welcome to

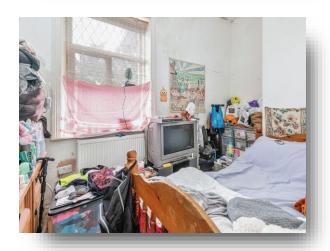
Beacon Street, Birkby Huddersfield

For sale with tenant in situ having 3 bedrooms, bathroom, spacious lounge and separate kitchen as well as shared courtyard garden.













Living Room

10' 10" x 15' 8" (3.30m x 4.78m)

Spacious reception room with double glazed window to the front, warmed by an electric fire set in tiled fire place. The room also has carpeted flooring.

Kitchen

17' x 10' 6" (5.18m x 3.20m)

Spacious kitchen featuring a tiles fire place. Base and wall units with space for washing and drying machine, under counter fridge and space for cooker. Double glazed window and door to the rear.

Bedroom One

13' 2" x 8' 1" (4.01m x 2.46m)

Spacious double bedroom with carpeted floors and central heating radiator. Double glazed window to the front.

Bedroom Two

10' 2" x 9' 1" (3.10m x 2.77m)

Good sized bedroom with carpet. Double glazed window to the rear.

Bedroom Three

4' x 10' 11" (1.22m x 3.33m)

Good sized bedroom with carpeted flooring, and a double glazed window to the front.

Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. Part tiled walls, laminate flooring and a central heating radiator.





welcome to

Beacon Street, Birkby Huddersfield

- Ideal for buy to let landlords
- 3 beds
- Courtyard garden

Tenure: Freehold EPC Rating: E

offers in the region of

£90,000

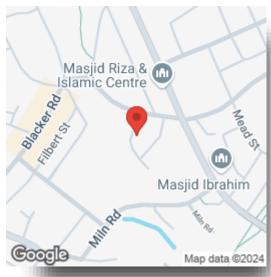


view this property online williamhbrown.co.uk/Property/HDF116877



Property Ref: HDF116877 - 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.



Please note the marker reflects the postcode not the actual property





01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN



williamhbrown.co.uk