



Moorbottom Road, Huddersfield HD1 3JL

welcome to

Moorbottom Road, Huddersfield

Ideal for large families. With large rooms throughout sitting end of terrace with front and back gardens. Potential to convert into loft subject to permissions. 3 bedrooms, 2 receptions.



Lounge

12' 4" x 14' 1" (3.76m x 4.29m)

Spacious reception room warmed by a gas fire and central heating radiator. With carpeted flooring, fire door and a double glazed window to the front with views.

Dining Room

12' 4" x 14' (3.76m x 4.27m)

Second spacious reception room with gas fire and central heating radiator. With carpeted flooring and a double glazed window to the rear.

Kitchen

8' 10" x 7' 4" (2.69m x 2.24m)

With a range of base and wall units with contemporary work surfaces and tiled splashbacks. Space for cooker and washing machine. With tiled flooring and a double glazed window to the rear. Door to the side.

First Floor

Bedroom One

12' 5" x 14' 3" (3.78m x 4.34m)

Spacious double bedroom with central heating radiator and a double glazed window to the rear.

Bedroom Two

12' 4" x 14' 1" (3.76m x 4.29m)

Second spacious double bedroom with central heating radiator and a double glazed window to the front.

Bedroom Three

10' 9" x 7' 3" (3.28m x 2.21m)

Good sized bedroom with carpeted flooring and a central heating radiator. Double glazed window to the front.

Bathroom

8' 9" x 7' 4" (2.67m x 2.24m)

Bathroom suite comprising bath with shower over and curved shower screen, low flush WC and wash hand basin. Central heating radiator, tiled flooring and tiled walls. Window overlooks the side.

Cellar

18' 8" x 30' 1" (5.69m x 9.17m)

Split into two rooms with sockets.

External

Low maintenance enclosed rear with paving. Backing onto woodland.



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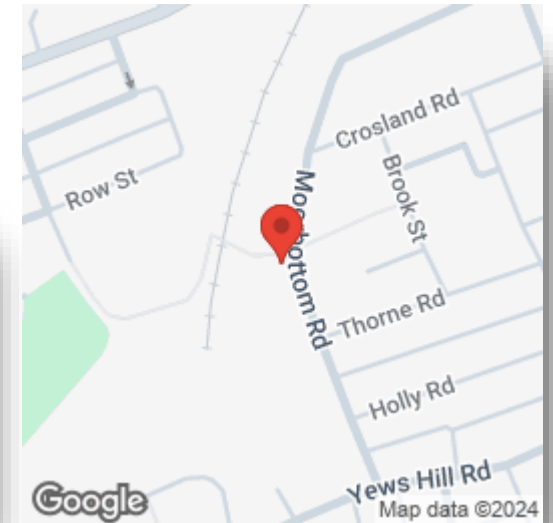
- Larger than average double bedrooms
- Room to convert loft subject to permissions
- 2 reception rooms on ground floor plus separate kitchen
- Low maintenance rear paved garden

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1898. 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

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF113809 - 0004

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