



**Scholes Road, Huddersfield HD2 2PB**

**welcome to**

**Scholes Road, Huddersfield**

For sale with tenant in situ. Well maintained two bedroom back to back terrace with large front garden, spacious lounge with kitchenette and additional cellar space.



### **Living Space**

12' 1" x 14' 4" ( 3.68m x 4.37m )

Spacious living space with gas fire, laminate flooring, work surfaces and cupboards to the kitchen area plus an integrated washing machine and space for washer, dryer and fridge freezer. Window to the front.

### **First Floor**

#### **Bedroom One**

11' 5" x 6' 10" ( 3.48m x 2.08m )

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

#### **Bedroom Two**

7' 7" x 11' 3" ( 2.31m x 3.43m )

Second good sized bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window to the side.

### **Bathroom**

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. With vinyl flooring and a window to the front.



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welcome to

## Scholes Road, Huddersfield

- For sale with tenant in situ
- Well maintained
- Ideal for buy to let investors

Tenure: Leasehold EPC Rating: E

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 in the region of

**£85,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116869 - 0003

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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.



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