



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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- 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

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116869 - 0004

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.



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