



Redwood Grove, Moldgreen, Huddersfield HD5 9EQ

welcome to

Redwood Grove, Moldgreen Huddersfield

Ideal as a first-time purchase or as an investment, this immaculate property will tick all of the boxes with off-road parking, an enclosed and private rear garden and spacious rooms. Located in a peaceful and private courtyard close to amenities, local schools and the centre of Huddersfield.



Lounge

9' 9" x 20' 9" (2.97m x 6.32m)

Fabulously spacious living room with French doors opening to the rear. Warmed by two central heating radiators and an electric fire. Laminate flooring and a double glazed window to the side.

Kitchen

15' 7" max into entrance x 9' 11" (4.75m max into entrance x 3.02m)

Extremely spacious and modern kitchen fitted with white base and wall units, bowl and a half porcelain sink and wood work tops. Integrated double electric oven, with gas hob and extractor hood. Integrated washing machine and fridge. Laminate flooring and three double glazed windows to the front. There is also cellar access, offering lots of storage.

First Floor Landing

Carpeted landing with space for storage. Warmed by a central heating radiator, with a double glazed window to the side.

Bedroom One

11' 7" x 11' 5" plus bay and wardrobes (3.53m x 3.48m plus bay and wardrobes)

Extremely spacious modern double bedroom with carpeted flooring, integrated wardrobe with sliding doors and a double glazed bay window to the rear. Warmed by a central heating radiator.

Bathroom

Good sized modern bathroom with tiled flooring, a bath with shower over and an extractor fan. Low flush WC and wash hand basin, warmed by a central heating radiator.

Second Floor Landing

Second floor landing with staircase leading up to an attic room, which has carpeted flooring.

Bedroom Two

7' 1" x 11' 6" (2.16m x 3.51m)

Good sized bedroom with carpeted flooring, a double glazed window to the side and warmed by a central heating radiator. Lots of space for storage with access to cupboards under the stairs and a loft hatch.

External

Paved front garden with an enclosed gated rear lawn garden with timber fence,



view this property online williamhbrown.co.uk/Property/HDF117020



welcome to

Redwood Grove, Moldgreen Huddersfield

- Fabulous Investment Opportunity and Ideal As A First Time Purchase
- Immaculately Presented Throughout
- Close Proximity To Huddersfield Town Centre, Schools and Public Transport
- Private and Enclose Rear Garden Plus Off Road Parking
- Generously Sized Rooms and Modern Kitchen
- Additional Storage Room

Tenure: Freehold EPC Rating: D

guide price

£150,000 - £160,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDF117020](https://www.williamhbrown.co.uk/Property/HDF117020)



Property Ref:
HDF117020 - 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.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



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