



**Trinity Street, Huddersfield HD1 4DZ**



**welcome to**

## **Trinity Street, Huddersfield**

A fabulous Victorian terrace with original features, generous rooms, two reception rooms and a garage located conveniently for public transport, M62 networks and Huddersfield town centre. Presented in move-in condition with an additional loft room and downstairs shower room.



### Entrance Hall

Carpeted entrance hall, warmed by central heating radiator. With a stained glass window to the front.

### Lounge

14' 8" x 11' 11" into recess ( 4.47m x 3.63m into recess )  
Large lounge with carpeted flooring, a double glazed window to the front. Warmed by a central heating radiator.

### Dining Room

14' 1" x 14' ( 4.29m x 4.27m )  
Spacious dining room with lots of potential. Vinyl tile flooring, and a double glazed window to the rear, warmed by a central heating radiator and log burner. Integrated cupboards and access to cellar offering lots of extra storage.

### Kitchen

10' 9" x 10' 9" ( 3.28m x 3.28m )  
Spacious kitchen with parquet effect lino flooring, fitted with laminate base units and laminate work tops. Space for hob and oven, washing machine and fridge/freezer. Plus a double glazed window to the rear with extractor fan.

### Bathroom

Downstairs bathroom with wood floor, low flush WC and shower cubicle with extractor fan.

### First Floor Landing

Carpeted landing with access to loft via loft hatch.

### Bedroom One

15' max into recess x 15' 7" ( 4.57m max into recess x 4.75m )  
Incredibly spacious double bedroom with carpeted floors, and warmed by a central heating radiator. With two double glazed windows to the front, providing lots of light.

### Bedroom Two

11' 8" x 13' 11" into recess ( 3.56m x 4.24m into recess )  
Another light, spacious double bedroom with two double glazed windows to the rear. Carpeted flooring, and warmed by a central heating radiator. Plus integrated cupboards, offering lots of storage.

### Bedroom Three

4' 3" x 14' 7" ( 1.30m x 4.45m )  
Good sized carpeted flooring with a double glazed window to the front, carpeted flooring and warmed by a central heating radiator.

### Bathroom

Good sized bathroom with vinyl tiled flooring, a bath with handheld shower head, low flush WC, pedestal sink and a double glazed window to the rear. Warmed by a central heating radiator.

### Second Floor Loft Room

Excellent potential for this space, with a staircase leading up to it. and a single glazed window to the side.

### External

Lawned rear garden with a pebble dash garage backing onto Trinity Street, an area of hard standing at the house. Enclosed by a wall and fence.

### Garage

Up and over garage with no electric.



***view this property online*** [williamhbrown.co.uk/Property/HDF117149](http://williamhbrown.co.uk/Property/HDF117149)



welcome to

## Trinity Street, Huddersfield

- Characterful Features
- Close to Greenhead Park
- Public Transport Routes On The Doorstep
- Enclosed Rear Garden
- Spacious Throughout With Ample Storage
- Garage To The Rear
- Two Reception Rooms Plus Additional Loft Room

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1932. 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

**£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF117149](http://williamhbrown.co.uk/Property/HDF117149)



Property Ref:  
HDF117149 - 0008

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](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**