

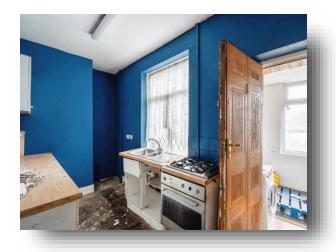
Beacon Street, Huddersfield HD2 2RS

welcome to

Beacon Street, Huddersfield

Attention investor landlords and those looking to add value. Having kitchen with utility room leading out to shared courtyard. Spacious separate lounge with high ceilings, two double bedrooms as well as bathroom with shower over bath and cellar space. Ideal conversion Sold as seen.













Lounge

13' 6" x 13' 2" (4.11m x 4.01m)

Spacious room with radiator and window to the front.

Kitchen

14' 4" x 7' (4.37m x 2.13m)

Superb sized kitchen with stone flag flooring and gas hob.

Utility Room

6' 5" x 7' 9" (1.96m x 2.36m)

Space for washing machine, door to the rear.

Bedroom One

13' 3" x 9' 4" (4.04m x 2.84m)

Spacious double room with carpet flooring, radiator and window to front.

Bedroom Two

9' 11" x 7' 8" (3.02m x 2.34m)

With carpeted flooring and window to front.

Bathroom

Bath with shower over, low flush WC, wash hand basin, integrated storage cupboard, carpet flooring and window to the rear.

Cellar

8' 8" x 9' 11" (2.64m x 3.02m)

N.B

The property is on an unadopted road.





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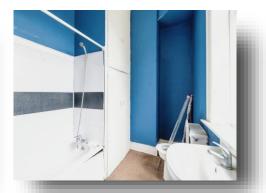
- NO ONWARD CHAIN
- **NEWLY REWIRED**
- **IDEAL FOR INVESTORS**
- IDEAL FOR THOSE LOOKING FOR A PROJECT / ADD **VALUE**
- UTILITY ROOM EXTENSION

Tenure: Freehold EPC Rating: D

offers in the region of

£83,000







Masjid Riza & Islamic Centre Blacker Ro Masjid Ibrahim Google Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117263



Property Ref: HDF117263 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 quidance 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 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.



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