



Greenhead Road, Huddersfield HD1 4EN

welcome to

Greenhead Road, Huddersfield

A characterful cottage ideal for those looking for a first purchase or for investors alike. With no chain and with off-road parking for two cars, a dining-kitchen and cosy characterful features throughout, whilst having scope for cosmetic upgrades. Close to public transport and town centre amenities



Lounge

11' 10" into recess x 14' 10" max into recess (3.61m into recess x 4.52m max into recess)

A good sized lounge with loads of character with exposed beams and wood doors, warmed by a feature gas fire with a bricked chimney breast and a central heating radiator. With a double glazed window to the front, carpeted flooring, plus an integrated storage cupboard.

Kitchen

16' 6" x 10' 8" (5.03m x 3.25m)

Well presented, spacious kitchen, fitted with cream, wood base and wall units with laminate work tops, and laminate flooring. With a double glazed window and external door to the rear. Integrated gas hob and electric oven, with extractor hood. Space for under counter fridge/freezer, and washing machine. Warmed by a central heating radiator and gas fire.

First Floor

Landing

Carpeted landing warmed by a central heating radiator, with access to loft via loft hatch.

Bedroom One

11' 11" x 7' 11" (3.63m x 2.41m)

Good sized double bedroom with integrated cupboards. Carpeted flooring, a double glazed window to the front, and warmed by a central heating radiator.

Bedroom Two

8' 6" x 7' 1" plus doorway (2.59m x 2.16m plus doorway)

Characterful, good sized bedroom with exposed beams and an electric velux window to the rear. Carpeted flooring and warmed by a central heating radiator.

Bathroom

Wet room with shower, electric velux window, and eaves storage. Low flush WC and wash hand basin, warmed by a central heating radiator.

External

Rear Garden

Patio rear garden with right of access, two car cobbled driveway, plus a garden shed.

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'



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Greenhead Road, Huddersfield

- Grade II listed with Characterful Features and No onward chain
- Great Location for the town centre and Public Transport Links
- Off-road parking
- Scope for cosmetic upgrades

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1868. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000 - £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117320 - 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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