

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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- 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.

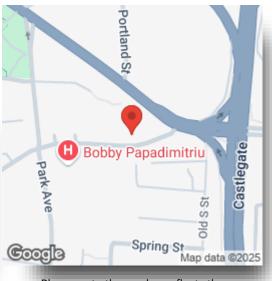
guide price

£140,000 - £150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117320



Property Ref: HDF117320 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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