

Roydfield Street, Fartown, Huddersfield HD2 1AQ

welcome to

Roydfield Street, Fartown, Huddersfield

Ideal home for first time buyers or investors looking for a property that is move in ready good sized 'back to back' end terrace. Boasting two good sized bedrooms and additional cellar storage, it's a great starter home. A low maintenance choice for investors too.













Ground Floor Open Plan Living

15' 3" x 12' 6" (4.65m x 3.81m)

Spacious open plan living space with carpeted flooring and warmed by a central heating radiator. The kitchen area is fitted with base and wall units with contemporary work surfaces with space for gas cooker, fridge freezer and washing machine. Sink unit with drainer, extractor and a double glazed window to the front.

Landing

Having carpeted flooring. Loft access via pull down ladder to boarded loft.

Bedroom One

15' 4" x 9' 8" (4.67m x 2.95m)

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

Bedroom Two

9' 10" x 7' 11" (3.00m x 2.41m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

Shower Room

Step-in shower cubicle, low flush WC and wash hand basin with mixer tap. Heated towel warmer/radiator, tiled walls and vinyl flooring.

Basement

Perfect storage areas with front to the front.





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- No onward Chain
- Great First time Buyer Home
- Good Potential Yeild for Investors Ready to rent
- Central Location Close to Lots of Amenities
- **Good Transport Links**

Tenure: Freehold EPC Rating: D

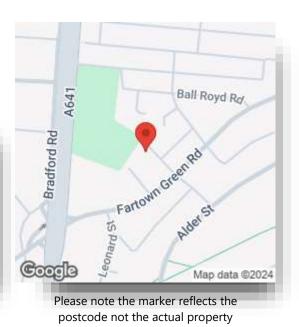
offers in the region of

£80,000









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Property Ref: HDF117321 - 0002 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.



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