



Beaumont Street, Moldgreen, Huddersfield HD5 8HB



**william
h brown**

welcome to

Beaumont Street, Moldgreen, Huddersfield

Immaculately presented with a modern kitchen and bathroom along with an enclosed rear garden located in sought-after Moldgreen, located close to the centre of Huddersfield along with public transport routes and local amenities. Offered in move-in ready condition, making this an ideal first home.



Entrance Porch

Good sized porch with hardwood flooring, with double glazed windows all around and an external door.

Lounge

16' 1" x 11' 7" into recess (4.90m x 3.53m into recess)
Beautiful modern lounge with a feature fireplace. Move-in ready with wood effect laminate flooring and a double glazed window and external door to the front. Warmed by a central heating radiator.

Kitchen

4' 9" x 12' 10" max (1.45m x 3.91m max)
Modern kitchen fitted with base and wall units with laminate work tops, integrated gas hob and electric oven. With space for under counter washing machine and fridge/freezer. Vinyl wood effect floors, warmed by a central heating radiator. With a double glazed window to the front.

Frist Floor Landing

Carpeted landing with access to loft via loft hatch. The loft is the full footprint of the house.

Bedroom One

16' 2" x 10' 1" into recess (4.93m x 3.07m into recess)
Spacious double bedroom with carpeted flooring, immaculately presented with a double glazed window to the front. Warmed by a central heating radiator.

Bedroom Two

5' 8" x 10' 8" curved wall (1.73m x 3.25m curved wall)
Good sized single bedroom with carpeted flooring, warmed by a central heating radiator, with a double glazed window to the front.

Bathroom

Good sized modern fully tiled family bathroom with a walk in shower cubicle. Fitted with a low flush WC and wash hand basin, with a double glazed window to the front. Warmed by a heated towel rail.

External

Front garden with a lawned area, and patio area fully enclosed by timber fence.



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welcome to

Beaumont Street, Moldgreen, Huddersfield

- ****GUIDE PRICE £100K-£110K****
- Well-presented throughout, Modern kitchen and bathroom
- Close to amenities and public transport
- Original features
- Ideal investment or first home
- Peaceful location
- Move-in ready

Tenure: Freehold EPC Rating: D

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117061 - 0003

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