



**School Street, Huddersfield HD5 8AX**

**welcome to**

**School Street, Huddersfield**

This fabulous home in highly sought-after Moldgreen is ideal for those looking to purchase their first home, ticking all the boxes for those needing, off-road parking and a convenient location. With an additional utility room, garden space and dining-kitchen.



### **Entrance Hall**

Warmed by a central heating radiator, with laminate flooring.

### **Lounge**

12' 2" into recess x 11' 8" into bay(14'08 plus bay) ( 3.71m into recess x 3.56m into bay(14'08 plus bay) )  
Spacious carpeted lounge with lots of natural light from a double glazed bay window to the front. Warmed by a central heating radiator, and an gas fireplace.

### **Kitchen**

15' 3" max x 10' 8" max ( 4.65m max x 3.25m max )  
Larger than average kitchen with wood flooring. Fitted with a range of base and wall units with laminate worktops. With an integral electric oven and hob with extractor hood. With space for undercounter dishwasher and fridge freezer. Warmed by a central heating radiator. Double glazed window to the rear, plus extra storage into two integral cupboards.

### **Utility Room**

5' 7" x 7' 1" ( 1.70m x 2.16m )  
Good sized utility room fitted with laminate work tops and tile flooring. Warmed by a central heating radiator. With space for washing machine and tumble dryer. With a double glazed window to the rear.

### **First Floor**

Carpeted landing with access to the loft via loft hatch. Plus lots of storage into integrated storage cupboards.

### **Bedroom One**

10' 7" x 15' 4" ( 3.23m x 4.67m )  
Fantastically spacious double bedroom with carpeted flooring, warmed by a central heating radiator. With two double glazed windows to the front. With a characterful original fireplace.

### **Bedroom Two**

11' 11" x 8' 8" into recess ( 3.63m x 2.64m into recess )  
Another good sized bedroom with carpeted flooring, with a double glazed window to the rear, Warmed by a central heating radiator.

### **Bathroom**

Larger than average bathroom with tile flooring. With a double glazed window to the rear, and warmed by a central heating radiator. Fitted with an electric shower over bath, low flush WC and wash hand basin, plus integral cupboards.

### **External Front Garden**

Front garden consists of a driveway, with space for multiple cars.

### **Rear Garden**

Established tiered rear garden with stone paving and flower beds.



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## School Street, Huddersfield

- Highly sought-after location
- Off-road parking
- Spacious rooms throughout
- Ideal as a first purchase
- Public transport routes close by

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in the region of

**£130,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HDF117570 - 0004

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