



**Corby Street, Huddersfield HD2 2SE**

**welcome to**

## **Corby Street, Huddersfield**

This 3-bedroom back-to-back terrace offers a unique layout with the first bedroom located on the top floor for added privacy. The property features a spacious living room, a practical kitchen, and a family bathroom. Outside, there is on-street parking and a rear garden.



### **Lounge**

15' 5" x 12' ( 4.70m x 3.66m )

Good sized lounge with lots of potential. With a double glazed window to the rear, warmed by a central heating radiator and a fireplace. Fitted with carpeted flooring.

### **Kitchen**

4' 10" x 10' 5" ( 1.47m x 3.17m )

Good sized kitchen with extra storage into cupboards at the end. Fitted with a range of base and wall units and tile walls, with space for oven and hob, undercounter washing machine and stand alone fridge/freezer. With a double glazed window to the rear.

### **First Floor Bedroom One**

10' x 9' 3" ( 3.05m x 2.82m )

Good sized double bedroom which is warmed by a central heating radiator. With a double glazed window to the rear and carpeted flooring.

### **Bedroom Two**

8' 11" x 9' ( 2.72m x 2.74m )

Another good sized bedroom with a double glazed window to the rear. Fitted with carpeted flooring, warmed by a central heating radiator. Plus access to the boiler via boiler cupboard.

### **Bathroom**

Well sized family bathroom fitted with a new bath with shower over. A low flush WC and wash hand basin.

### **Second Floor Attic Room**

18' x 17' 7" ( 5.49m x 5.36m )

Extremely spacious attic room with a large Vlux window, wood flooring and laminate flooring. Perfect for those looking to upsize.

### **Cellar**

Spacious cellar providing lots of extra storage, perfect for the upsizing family, or those wanting extra space.

### **External**

Rear Garden which is well presented, with a lawn area fully enclosed by timber fence. Space for summer house and ample seating area.



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## Corby Street, Huddersfield

- 3-bedroom back-to-back terrace with a unique layout
- First bedroom located on the top floor for added privacy
- Spacious living room, practical kitchen, and family bathroom
- On-street parking and a rear garden offering outdoor space
- Ideal for first-time buyers or those seeking a project with potential for improvement

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 3.10

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1903. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF117597 - 0003

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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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