



Frederick Street, Huddersfield HD4 5QZ

welcome to

Frederick Street, Huddersfield

Immaculately presented, this stone built terrace with original features has been recently redecorated with new floor finishes throughout and a southwest garden. Ideal for first-time buyers, upsizers or landlords. Convenient location close to schools and shops, as well as Huddersfield town centre.



Entrance Hall

Immaculate entrance hall with carpeted flooring. Warmed by a central heating radiator.

Lounge

13' 5" x 13' 6" into recess (4.09m x 4.11m into recess)
Spacious lounge which is well presented and move in ready with original features including decorative ceiling. Fitted with carpeted flooring, with ample natural light coming from a double glazed window to the front and high ceiling height. Warmed by a central heating radiator and with original feature fireplace fitted with gas fire.

Kitchen

14' 11" x 8' 4" (4.55m x 2.54m)
Good sized modern and bright kitchen, with ample space for dining table and chairs. Fitted with laminate flooring, and a range of base and wall units with laminate worktops. With an integral gas hob and electric oven, extractor hood and undercounter fridge. With space for an under counter dishwasher and washing machine. Lots of natural light from a double glazed window to the rear. Warmed by an upright central heating radiator.

Porch

Good sized porch adding practicality to the property, leading out onto the rear garden. With double glazed windows all around and fitted with laminate flooring.

First Floor Landing

A Well proportioned landing with carpeted flooring, featuring original integral cupboards providing lots of extra storage.

Bedroom One

10' 5" into recess x 12' 11" (3.17m into recess x 3.94m)
Good sized double bedroom with carpeted flooring, original fireplace and high ceiling. Warmed by a central heating radiator. Beautifully presented with a double glazed window to the front.

Bedroom Two

10' 4" x 9' plus doorway (3.15m x 2.74m plus doorway)
Another good sized double bedroom with lots of extra storage into original integrated wardrobes. With a double glazed window to the rear. Fitted with carpeted flooring, and warmed by a central heating radiator.

Bedroom Three

7' 6" x 7' 10" (2.29m x 2.39m)
Third bedroom makes this property ideal for the growing family, or those looking for a home office. Its modern and move in ready with carpeted flooring and a double glazed window to the front. Warmed by a central heating radiator.

Bathroom

Good sized bathroom which is in excellent condition. Fully tiled and with laminate flooring. Fitted with a shower over bath, low flush WC and wash hand basin and warmed by a central heating radiator. With natural light from a double glazed window to the rear.

Cellar

Cellar provides access to the electric metres, and lots of extra storage. With stone flooring.

External

To the rear of the property is a south west facing good sized lawned garden and patio with open aspect view. With access from a shared ginnell. Outside you have access to an outdoor tap, a greenhouse and a garden shed, which has power.



view this property online williamhbrown.co.uk/Property/HDF117701



welcome to

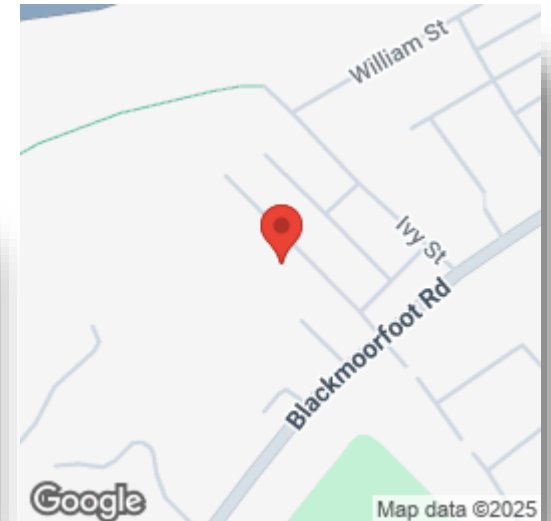
Frederick Street, Huddersfield

- Ideal first purchase Or buy to let
- Fabulous South West facing garden
- Immaculately presented throughout
- Close to local amenities and schools
- Generously sized rooms with high ceilings for a spacious feel
- Offered with no onward chain
- Move-in ready

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

fixed price

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117701



Property Ref:
HDF117701 - 0005

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.

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.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk