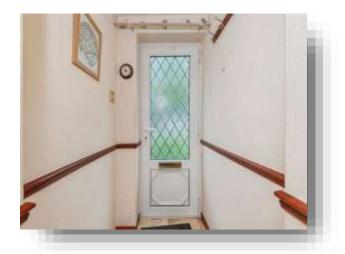


Naomi Road, Newsome, Huddersfield HD4 6NZ

welcome to

Naomi Road, Newsome, Huddersfield

Offered to the market with no onward chain, this generously proportioned three-bedroom link semi-detached home present an excellent opportunity for buyers looking to secure a property with fantastic potential in a well-established residential location.













Lounge

14' 11" x 12' 3" (4.55m x 3.73m)

Spacious lounge which is well presented, fitted with carpeted flooring and with a double glazed window to the front. Warmed by a central heating radiator, and a feature fireplace. Sliding doors to the kitchen provide an open plan feel while keeping the space practical, with a large double glazed window to the front allowing lots of natural light into the space.

Kitchen

14' 10" x 8' 10" (4.52m x 2.69m)

Fantastically spacious tiled kitchen which has ample space for a dining table and chairs. Fitted with a range of base and wall units complete with a kitchen island. With space for an oven and gas hob, and stand alone fridge/freezer. Warmed by a central heating radiator and with one double glazed window opening onto the rear and a double glazed window and door opening into the conservatory.

Conservatory

10' 1" x 10' 8" (3.07m x 3.25m)

Off the kitchen is a spacious conservatory with double glazed windows all around and French doors opening out onto the rear garden.

First Floor Bedroom One

10' 6" x 8' 1" (3.20m x 2.46m)

Good sized double bedroom which offers ample storage into fitted wardrobes. Warmed by a central heating radiator and fitted with carpeted flooring. With lots of natural light flowing from a double glazed window to the front.

Bedroom Two

6' 5" x 6' 7" (1.96m x 2.01m)

Good sized second bedroom with a double glazed window to the front. Warmed by a central heating radiator and fitted with carpeted flooring.

Bedroom Three

9' 7" x 8' 10" (2.92m x 2.69m)

Third bedroom makes the property ideal for families or those looking for a home office, fitted with carpeted flooring and with a double glazed window to the rear. Warmed by a central heating radiator.

Bathroom

The bathroom is well presented and maintained, with fully tiled walls. Fitted with a walk in shower, low slush WC and wash hand basin with integral cupboards underneath. Warmed by a heated towel rail, with a double glazed window to the rear.

External Front

To the front of the property is a tarmac drive providing off road parking and access to the integral garage. Plus a well maintained lawned area which sets the property back from the road.

Rear

To the rear of the property is a fantastically spacious garden, plus a patio area to the house. Fully enclosed by hedges and timber fence also.





welcome to

Naomi Road, Newsome Huddersfield

- Three-Bedroom Link Semi-Detached Home
- Spacious Conservatory to the Rear
- Driveway and Attached Garage
- Front and Rear Gardens
- Liveable but Ready for Modernisation

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£180,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HDF117793 - 0003 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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