



Whitegate Road, Huddersfield HD4 6NF

welcome to

Whitegate Road, Huddersfield

Fantastic property with plenty of character and original features. With open plan living downstairs and two good sized bedrooms, this property is perfect for first time buyers or investors. Views of Longley Nature reserve and minutes walk from beautiful south Huddersfield countryside.



Entrance Hall

Front door leading to hallway with further door to reception room and stairs rising to the first floor.

Lounge

11' 4" x 12' 6" max into recess (3.45m x 3.81m max into recess)

Feature wooden fireplace with tiled back and hearth, alcove shelving, radiator and carpeted flooring. Double glazed window overlooks the front and opening to kitchen area.

Kitchen

16' 8" x 4' 10" (5.08m x 1.47m)

Fitted with a range of fitted base and wall units, contemporary marble effect work surfaces and corner shelving. Integrated electric oven and hob. Stainless steel sink unit with drainer. Space for washing machine and fridge freezer, part tiled wall, ceiling spotlights and vinyl flooring. Two double glazed windows overlook the rear plus door leading to cellar.

First Floor Landing

Doors leading to bedrooms and bathroom. Double glazed window overlooking the rear and carpeted flooring.

Bedroom One

11' 3" x 8' 5" (3.43m x 2.57m)

Good sized carpeted double bedroom with integrated wardrobe, feature wooden part panelled walls, radiator and double glazed window overlooking the front.

Bedroom Two

6' 11" x 7' 9" (2.11m x 2.36m)

Carpeted bedroom with arched panelled wood ceiling, integrated wardrobe, radiator, ceiling spotlights and double glazed window to the front.

Bathroom

Bathroom suite comprising shower cubicle and separate bath. Low flush W.C and wash hand basin. Vinyl flooring, part tiled walls and ceiling spotlights. Radiator and double glazed window with frosted glass to the rear.

External

To the front is an artificial grass area enclosed by railings. Plus a communal field behind property and playground just up the road.



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- **Guide Price £100k-£110k**
- Stunning Property With Original Character Features
- Open Plan Living
- Close To Local Amenities
- Spacious Living Accommodation

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 4.80

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1892. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000



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Property Ref:
HDF117876 - 0008

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Please note the marker reflects the
postcode not the actual property



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