

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" \times 12' 6" max into recess (3.45m \times 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

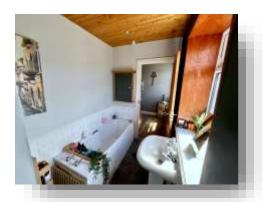
Council Tax Band: A Service Charge: Ask Agent

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 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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Please note the marker reflects the postcode not the actual property





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