



Barcroft Road, Huddersfield HD4 6LB

welcome to

Barcroft Road, Huddersfield

Immaculate end-terrace property boasts spacious rooms and character features throughout, Set on a peaceful road, this idyllic home is located in Newsome Village with excellent transport links, as well as being close to local amenities and Huddersfield Town Centre.



Lounge

13' 6" x 15' 4" (4.11m x 4.67m)

Spacious lounge with laminate wood effect flooring. The space is beautifully presented and full of character, with a feature gas fireplace. With a double glazed window to the front providing ample natural light, and warmed by a central heating radiator.

Kitchen

15' 4" x 5' 6" (4.67m x 1.68m)

Immaculate kitchen with tile flooring, finished to a move in ready standard. Fitted with a range of base and wall units with an integral electric oven and hob, plus space for a free standing fridge/freezer and under counter washing machine. Warmed by a central heating radiator, and with a double glazed window to the front.

First Floor Bedroom One

15' 4" x 10' 4" (4.67m x 3.15m)

Beautifully presented bedroom with lots of character with wood flooring and a feature fireplace. Fitted with wood flooring, and with a double glazed tilt/turn window to the front providing ample natural light. Warmed by a central heating radiator.

Bedroom Two

9' 9" x 13' 3" (2.97m x 4.04m)

Great sized second bedroom which is modern and move in ready, fitted with carpeted flooring and warmed by a central heating radiator. With a double glazed tilt/turn window to the front and ample storage into built in wardrobes. Warmed by a central heating radiator.

Bathroom

Immaculate bathroom which is half tiled and fitted with a shower over bath, low flush WC and wash hand basin. Warmed by a heated towel rail.

External

To the front of the property is a characterful patio area which is fully enclosed.



view this property online williamhbrown.co.uk/Property/HDF117720



welcome to

Barcroft Road, Huddersfield

- **GUIDE PRICE £140K-£150K**
- Characterful Features
- Fantastically Spacious Rooms Throughout
- Finished To A Move In Ready Standard
- End-Terrace With An Enclosed Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117720



Property Ref:
HDF117720 - 0004

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