



Leeds Road, Huddersfield HD2 1TJ

welcome to

Leeds Road, Huddersfield

Ideal as a first purchase or an investment, this generously sized home with gardens front and rear and an additional utility room has fabulous features whilst being located close to the M62 networks, schools, local amenities and a train station. Offered chain-free and ideal for the growing family.



Entrance Hall

Well proportioned entrance hall with laminate wood effect flooring, warmed by a central heating radiator. With extra storage into an integral cupboard.

Lounge

12' 8" x 13' 2" into recess plus bay (3.86m x 4.01m into recess plus bay)
Spacious lounge which is bright and well presented, with ample natural light from a double glazed bay window to the front.

Kitchen

10' 2" x 12' 7" plus doorway (3.10m x 3.84m plus doorway)
Larger than average kitchen, fitted with a range of base and wall units with laminate worktops. Integrated gas oven and hob as well as additional appliance space. With extra storage into two integral cupboards, with a double glazed window to the rear providing lots of natural light, complete with laminate flooring. Warmed by a central heating radiator.

Utility Room

10' 2" x 5' 11" (3.10m x 1.80m)
Great sized utility with laminate flooring. Fitted with an external door and double glazed window opening onto the rear.

First Floor Landing

Bright and airy landing with carpeted flooring and an integral cupboard. Plus access to the loft via loft hatch.

Bedroom One

11' 1" plus doorway recess x 9' 9" (3.38m plus doorway recess x 2.97m)
Good sized double bedroom with laminate flooring. Well presented with a double glazed window to the rear and warmed by a central heating radiator. Plus extra storage into an integral cupboard.

Bedroom Two

11' 4" plus doorway recess x 10' 3" (3.45m plus doorway recess x 3.12m)
Another great sized double bedroom, fitted with carpeted flooring and warmed by a central heating radiator. With a double glazed window to the front, plus an integral cupboard.

Bedroom Three

8' 4" x 8' 2" (2.54m x 2.49m)
Well proportioned third bedroom with laminate flooring. Warmed by a central heating radiator and with a double glazed window to the front providing ample natural light.

Bathroom

Spacious family bathroom which is fitted with a shower over bath, wash hand basin and laminate flooring. With a double glazed window to the rear, warmed by a central heating radiator.

Separate Wc

Separate toilet makes the home ideal for families, fitted with a low flush WC, laminate flooring and a double glazed window to the rear.

External Front

To the front of the property is a well kept lawn, enclosed by hedges, creating a private setting for the property.

Rear

To the rear of the property is a low maintenance faux lawn, wooden shed, and a decking seating area. The rear garden is also fully enclosed, ideal for families.



view this property online williamhbrown.co.uk/Property/HDF118185



welcome to

Leeds Road, Huddersfield

- Close to M62 networks
- Generous room sizes
- Great first purchase or investment opportunity
- Close to the train station
- Enclosed gardens front and rear
- Schools and amenities close by
- Utility room
- No onward chain!

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

fixed price

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF118185



Property Ref:
HDF118185 - 0002

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