



Manchester Road, HUDDERSFIELD HD4 5BR

welcome to

Manchester Road, HUDDERSFIELD

This recently renovated three-bedroom terraced home offers modern living in a convenient location. Thoughtfully updated throughout, the property combines fresh décor and practical design, making it an excellent choice for first-time buyers, young families, or investors.



Lounge

14' 8" x 12' 10" (4.47m x 3.91m)

Spacious lounge which is bright and open, with brand new double glazed windows to the front providing ample natural light into the space. Warmed by a brand new central heating radiator, with a feature fireplace and softwood floor boards.

Kitchen

3' 11" x 10' 3" (1.19m x 3.12m)

Great sized kitchen with ample space for a dining table and chairs. Fitted with a range of base and wall units with laminate worktops, and integral appliances such as an electric oven and hob. With a brand new double glazed window to the front, and softwood floor boards.

First Floor Bedroom One

11' 5" x 9' 11" (3.48m x 3.02m)

Great sized double bedroom which is fitted with a brand new double glazed window to the front. Warmed by a new central heating radiator. With softwood floor boards.

Bedroom Two

11' 2" x 6' 6" (3.40m x 1.98m)

Another good sized bedroom with softwood floorboards and a brand new double glazed window to the front. Warmed by a brand new central heating radiator.

Bathroom

Good sized family bathroom fitted with a bath with shower over, low flush WC and wash hand basin. Warmed by a heated towel rail, the bathroom is partially tiled and has extra storage into integral cupboards.

Second Floor Attic Room

9' 9" x 14' 4" (2.97m x 4.37m)

Well proportioned double bedroom with a velux window, with wood flooring. Warmed by a central heating radiator.

En Suite

Spacious attic Room en suite fitted with a low flush WC and wash hand basin.

Cellar

One room cellar with newly installed IP rated lighting, it also contains the electrical consumer unit, and Gas Combination boiler and Gas Meter. This also is the passage for the water supply to the rear property and there is a labelled stop tap at the bottom of the steps. Plus a carbon monoxide/smoke detector within the basement. The access to the cellar/basement is only available via the internal staircase by the kitchen sink.



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Manchester Road, HUDDERSFIELD

- Recently renovated throughout
- Three well-proportioned bedrooms
- Open-plan kitchen and living space
- Contemporary house bathroom
- Convenient location with on-street parking
- Brand new kitchen, main bathroom, radiators (except attic), windows and doors
- Complete rewire throughout with all sockets and switches set at modern building regulation heights
- Hard wired combined smoke and co2 detectors at each floor level.

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

offers in the region of

£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF118153 - 0006

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