



Rufford Road, Huddersfield, HD3 4RN

welcome to

Rufford Road, Huddersfield

An ideal property for investment or a first purchase, this stone-built terrace in highly sought-after Milnsbridge with spacious rooms, an enclosed garden and a new kitchen. Well presented throughout and offered with no onward chain.



This fabulous stone-built home in highly sought-after Milnsbridge offers spacious rooms, an enclosed garden and a new kitchen whilst being located conveniently for the M62 networks, supermarkets, schools and local bus routes, making this a great choice for investment or as a first purchase. Offered chain-free, the property comprises of a modern and bright kitchen with space for all appliances, and a generously sized lounge with a gas fireplace. There is additional cellar storage accessed through the kitchen and housing the meters. To the first floor, the property has three bedrooms and the house bathroom with a three-piece suite and a shower over the bath. Externally, there is an enclosed rear garden providing low-maintenance outdoor space with a patio area with a wooden shed for garden storage, artificial lawn and a decked area ideal for outdoor seating. Parking is freely available on the road just outside the house.

Kitchen

7' 9" x 17' 6" (2.36m x 5.33m)

Living Room

14' 5" x 13' 11" into recess (4.39m x 4.24m into recess)

Rear Entrance Vesibule

Landing

Bedroom 1

10' 3" into recess, plus doorway x 14' (3.12m into recess, plus doorway x 4.27m)

Bedroom 2

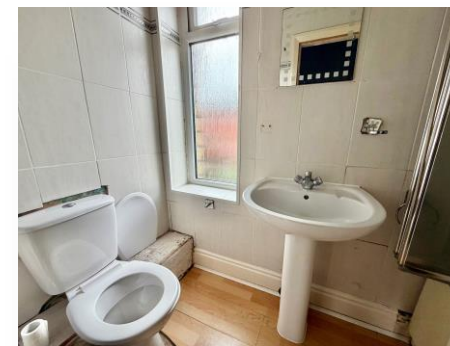
7' 9" x 9' 4" plus doorway recess (2.36m x 2.84m plus doorway recess)

Bedroom 3

6' 11" x 10' 5" (2.11m x 3.17m)

Bathroom

Rear Garden



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Rufford Road, Huddersfield

- Presented move-in ready
- Fabulous enclosed rear garden
- Highly sought-after location with good M62 access
- Spacious rooms throughout
- Additional cellar storage

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118298 - 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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