

property details **approval form**

39 Mulberry Street, Huddersfield, West Yorkshire, England, HD5 9AR

Date: 04 November 2025

Property Ref and Version: HDF118218 - 0004



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN

T 01484 542072 **E** huddersfield@williamhbrown.co.uk

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>> **price**

guide price £90,000

Tenure: Freehold

>> **key features**

- > ****GUIDE PRICE £90K-£100K****
- > Generously sized rooms throughout
- > Ideal for first time buyer or investor property
- > Land to the rear with potential to create into a rear garden
- > Conveniently located close to amenities and Huddersfield Town Centre
- > No onward Chain - Vacant Property
- > Access to Cellar where the electric meter is located
- > EPC Rating: C

>> **short description**

Perfect for First Time Buyers or Buy-To-Let Investors!!

>> **long description**

Stylish and spacious 3-bedroom mid-terraced home in the heart of HD5. Featuring a modern kitchen / living area and 3 double sized bedrooms. This property offers comfortable family living with excellent transport links and nearby amenities. perfect for first time buyers or buy-to-let investors.

Situated close to local schools, shops, and transport links, including easy access to Huddersfield town centre and the M62 motorway, this home offers convenience and comfort in equal measure.

>> **directions**

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>> **Agent Note**

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>> room description

Entrance Hall

Spacious entrance hall creates a welcoming space to the home.

Kitchen / Lounge

14' 3" x 12' 7" (4.34m x 3.84m)

A generously proportioned open-plan kitchen and lounge featuring a sleek integrated electric oven and hob. The thoughtfully designed breakfast bar maximises space, creating room for a comfortable seating area. Double-glazed windows flood the space with natural light, enhancing its warm and welcoming feel. Convenient access to the cellar is also available from this room, offering additional storage or potential for further development.

Bedroom Three

8' 1" x 9' 11" (2.46m x 3.02m)

Spacious ground-floor double bedroom with ample room for wardrobes, double-glazed windows, and central heating. Versatile in use, ideal as a bedroom, second lounge, or home office.

First Floor

Spacious first floor landing which is neutrally decorated.

Bedroom One

7' 3" x 14' (2.21m x 4.27m)

Well-proportioned double bedroom offering ample space for wardrobes, enhanced by two double-glazed windows and a central heating radiator for year-round comfort.

Bedroom Two

9' 9" x 8' 2" (2.97m x 2.49m)

Another well proportioned double bedroom with space for a wardrobe. Fitted with a double glazed window and warmed by a central heating radiator.

Bathroom

Modern and compact bathroom featuring a glass-enclosed shower, WC, and pedestal sink with twin taps. Finished with stylish tiling, this space combines practicality with a touch of personality. Double-glazed window provides natural light and ventilation.

External

Permit parking is available on the street to the front, while the rear offers a section of land with exciting potential to develop into a private garden space.

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>> **room description**

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>> **property images**



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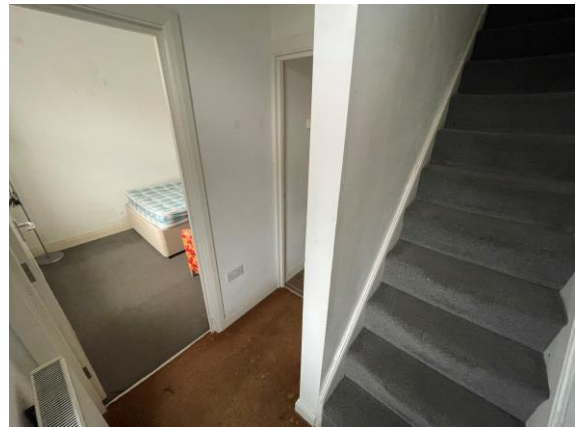
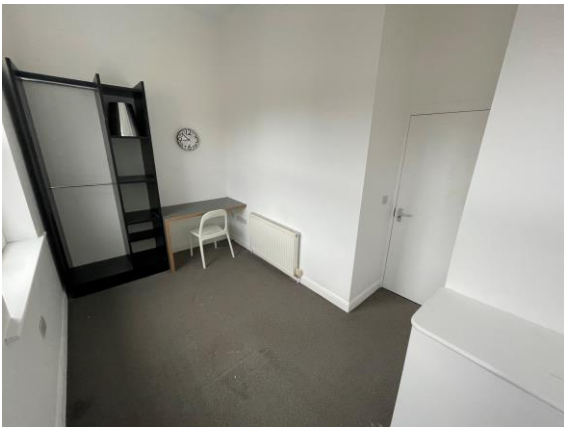
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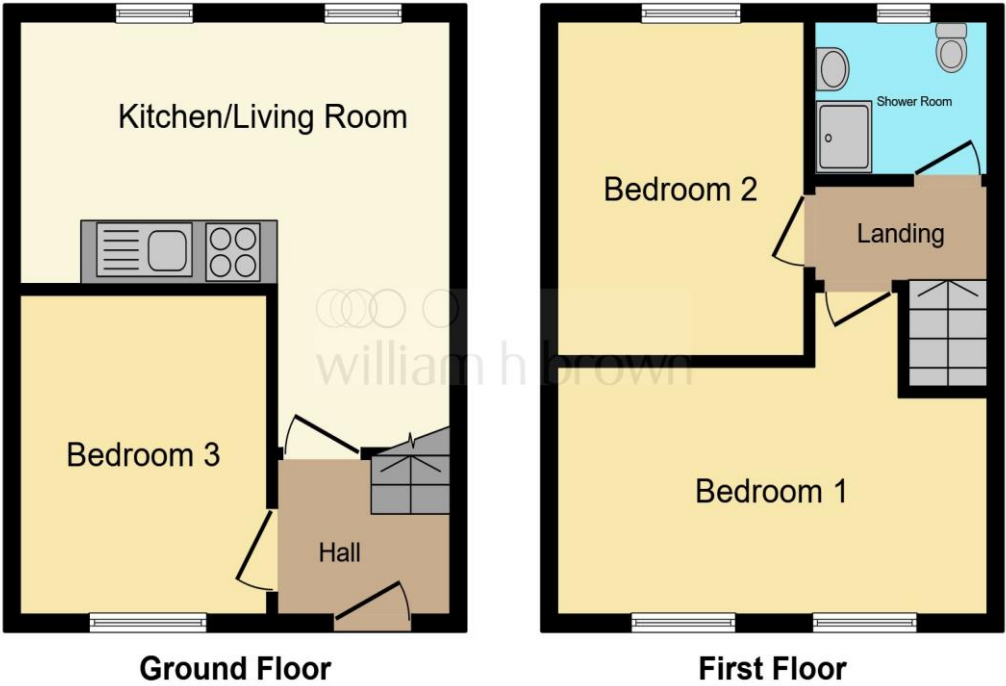
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Charlotte Bedford		
Mr N.D.J. Tapp		