



Milner Street, Huddersfield, HD1 3UH

welcome to

Milner Street, Huddersfield

This recently decorated two-bedroom terraced home offers a fresh, move-in-ready interior ideal for first-time buyers, downsizers, or investors seeking a well-presented property in a convenient location.

Living Room

14' 11" max x 14' 10" (4.55m max x 4.52m)

A bright and welcoming living room, recently decorated in neutral tones, offering a comfortable space for relaxation and entertaining. The room benefits from natural light and a practical layout for furniture. Double glazed window to the front and decorated with a new carpet.

provides a low-maintenance exterior, ideal for a practical, modern lifestyle.

Kitchen

10' 1" x 4' 5" (3.07m x 1.35m)

A separate kitchen with ample work surfaces and storage, providing a functional space for cooking and meal preparation. Neutral décor gives a clean, fresh feel and the potential to personalise. Electric with gas hob, laminate worktops and flooring, and also space for a washing machine. Sink with drainer.

Bedroom One

10' 6" x 9' 3" (3.20m x 2.82m)

A spacious double bedroom on the first floor, freshly decorated and filled with natural light. Offers plenty of room for a bed and additional furnishings.

Bedroom Two

9' 2" max into doorway x 7' (2.79m max into doorway x 2.13m)

A well-proportioned second bedroom, suitable as a single or double bedroom, guest room, or home office.

Cellar

Dry cellar, perfect for storage.

External

The property is a traditional terraced home with a neat, well-maintained frontage. It benefits from on-street parking directly outside, offering convenient access for residents. With no garden to maintain, it





view this property online williamhbrown.co.uk/Property/HDF118351

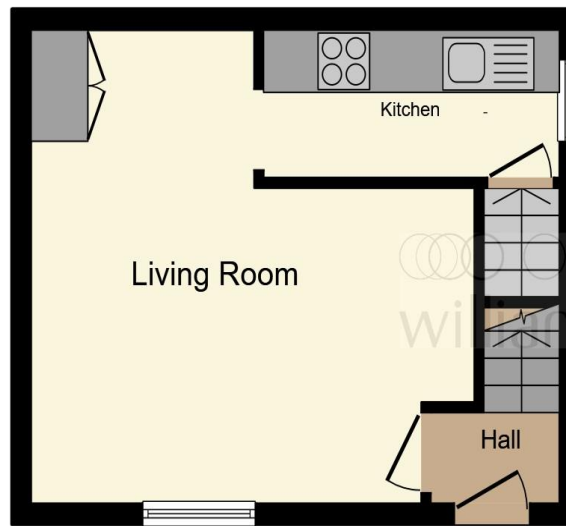


welcome to

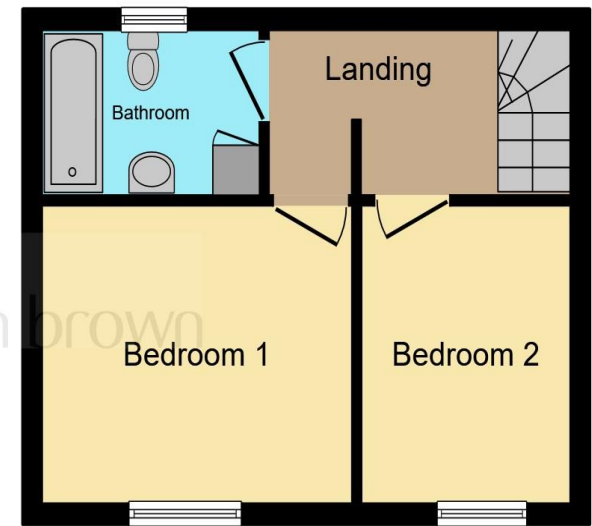
Milner Street, Huddersfield

- Recently decorated two-bedroom terraced home in move-in condition.
- Open-plan living room and kitchen creating a bright, sociable space.
- Two well-proportioned bedrooms located on the first floor.
- Modern first-floor bathroom with fresh, updated decoration.
- Small walled area at the front of house, ideal for potting plants or seating.

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



Ground Floor



First Floor

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

view this property online williamhbrown.co.uk/Property/HDF118351



Property Ref:
HDF118351 - 0005

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