



**Saxton Place, Huddersfield, HD5 8TH**



**welcome to**

## **Saxton Place, Huddersfield**

Offered chain free in highly sought-after Almondbury, a generously sized home with gardens both front and rear and two reception rooms. With scope for cosmetic upgrades and ideal for those looking for a project, investment or a long-term home. On a quiet road with bus routes and amenities close-by.



## Lounge

12' 7" x 12' plus bay ( 3.84m x 3.66m plus bay )

A cosy lounge featuring soft carpet flooring, an electric fire as a focal point, a bay window to the front, and a radiator for comfort.

## Dining Room

8' 8" x 8' 11" ( 2.64m x 2.72m )

A neat dining room with carpet flooring, a rear-facing window for natural light, and a radiator to keep the space warm and comfortable.

## Kitchen

9' 10" x 9' 7" ( 3.00m x 2.92m )

A practical kitchen featuring laminate flooring, two sinks with drainers, a rear facing window, an electric hob, integrated electric oven and grill, space for washing machine and dishwasher and homes the boiler.

## First Floor

Landing with loft hatch and carpet flooring

## Bedroom One

15' 11" x 10' 5" ( 4.85m x 3.17m )

A bright main bedroom featuring soft carpet flooring, two front-facing windows, integrated cupboards, and a radiator for comfort.

## Bedroom Two

11' 2" x 8' 5" ( 3.40m x 2.57m )

A comfortable second bedroom with carpet flooring, a rear double-glazed window, a radiator, and two integrated cupboards for convenient storage.

## Bathroom

A well-appointed bathroom featuring a low-flush WC, rear double-glazed window, extractor fan, shower cubicle, laminate flooring, and a radiator.

## Outside

With a stone outhouse



***view this property online*** [williamhbrown.co.uk/Property/HDF118519](http://williamhbrown.co.uk/Property/HDF118519)



**welcome to**

## **Saxton Place, Huddersfield**

- Available with no onward chain
- Peaceful location close to schools
- Garden front and rear
- No-through road
- Generous room sizes throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £135,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF118519](https://williamhbrown.co.uk/Property/HDF118519)



Property Ref:  
HDF118519 - 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](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**