



Spring Grove Street, Huddersfield HD1 4BP

welcome to

Spring Grove Street, Huddersfield

A well-presented ground floor apartment located in a quiet yet convenient location within close proximity of Huddersfield town centre, the leisure centre and public transport links. With good room sizes and communal garden space, this property is perfect for either investment or a downsize



Entrance Hall

Front door leading to hallway with laminate flooring and warmed by a central heating radiator, Door to storage cupboard.

Lounge

11' 2" x 16' 4" (3.40m x 4.98m)

Spacious reception room with laminate flooring and warmed by a central heating radiator. Double glazed French doors leading to the rear.

Kitchen

8' 8" x 7' 9" (2.64m x 2.36m)

Fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Space for cooker, fridge freezer and washing machine. Drainer sink unit. With laminate flooring, radiator and a double glazed window to the front.

Bedroom One

9' 2" x 12' 9" (2.79m x 3.89m)

Spacious double bedroom with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bathroom

Wet room shower with low flush WC and wash hand basin. Central heating radiator, laminate flooring and double glazed window to the front.



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welcome to

Spring Grove Street, Huddersfield

- Ground Floor Apartment
- Well Presented Throughout With Ample Storage
- Communal Gardens and Parking
- Close To All Amenities and Public Transport
- Separate Kitchen and Living

Tenure: Leasehold EPC Rating: Awaiting

offers in the region of

£90,000



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:
HDF116216 - 0003

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 Hockcliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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