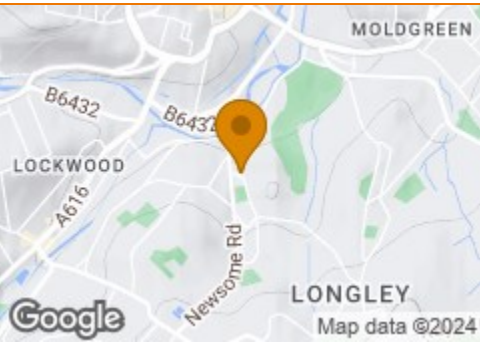


BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

Cellar
Kitchen, Bathroom

Ground Floor
Living Room

First Floor
Landing, Bedroom, Bedroom

For illustration purposes only, not to scale.
Plan produced using PlanUp.

13 Whitegate Road, Newsome, Huddersfield



Whitegate Road

Newsome, Huddersfield, HD4 6NJ

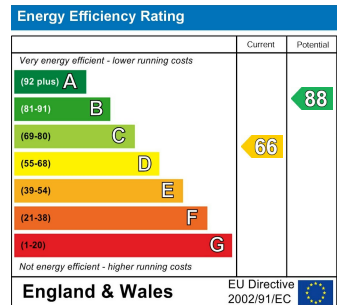
Offers Around £94,500



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Whitegate Road

Newsome, Huddersfield, HD4 6NJ

Offers Around £94,500

BEDROOM 2

10'1" x 5'8"

Also newly decorated and with new carpeting, central heating radiator and a uPVC double glazed window positioned to the front elevation.

OUTSIDE

There is an enclosed, largely low maintenance rear garden which comprises flagged patio seating areas, a decked section towards the rear of the curtilage and a former water feature which now provides potential for a decorative flower bed or re-instatement of the waterfall.

COUNCIL TAX BAND A

TENURE

Long leasehold from circa 1911 for 999 years at approximately £12 per annum ground rent.



Welcome to this charming & newly refurbished 2 bedroom mid-terrace house, which we think is perfect for first-time buyers or savvy investors looking for a promising opportunity.

One of the highlights of this property is its lovely rear garden, providing a peaceful retreat right at your doorstep. Imagine enjoying a cup of tea or hosting a barbecue in this delightful outdoor space.

Conveniently located near the town, this property offers easy access to all amenities, making daily errands a breeze. Additionally, the fact that there is no onward chain means a smoother and quicker process for those looking to make this house their home or looking forward to the intake of student/tenants for the nearby university. Whether you're looking to step onto the property ladder for the first time or seeking an attractive investment, this house on Whitegate Road is surely worth a viewing, so don't miss out and call now to book an inspection.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

3'7" x 3'6"

Accessed via a uPVC double glazed front door with privacy glass inset and having cloaks hanging, a central heating radiator and an internal door leading through to the lounge.

LOUNGE

13'0" x 13'3" max

Newly decorated and with recently fitted contemporary carpeting. There are good levels of natural light via the large uPVC double glazed picture window positioned to the front elevation. You will also find two central heating radiators and internal doors to the lower ground floor and first floor accommodation.

LOWER GROUND FLOOR

BREAKFAST KITCHEN

15'8" x 8'3"

With a range of wall and base units which, we appreciate, are arguably in need of repair and this is reflected in the current asking price. Working surfaces, stainless steel inset sink with mixer tap and drainer, four ring gas hob, oven, pantry style cupboard storage unit and a central heating radiator. Positioned to the rear elevation is a uPVC double glazed window and a door allows easy passage to the rear garden. An internal door leads to the utility and wc.

UTILITY

4'0" x 4'6"

With plumbing for a washing machine, cupboards concealing the fuse board and gas and electric meters. An internal door leads through to the bathroom.

BATHROOM

10'11" x 4'5"

With a low flush wc, pedestal hand wash basin and panel bath with part tiled splashbacks, splashscreen and shower over the bath. There is a uPVC double glazed window with privacy glass inset. A central heating radiator, a useful cupboard/boiler room which houses the Vaillant combination boiler.

FIRST FLOOR

BEDROOM 1

16'0" x 7'3" max

With a uPVC double glazed windows to the front and rear elevations allow good levels of natural light into this newly decorated and well presented room which also also features newly fitted floor coverings and a central heating radiator.

