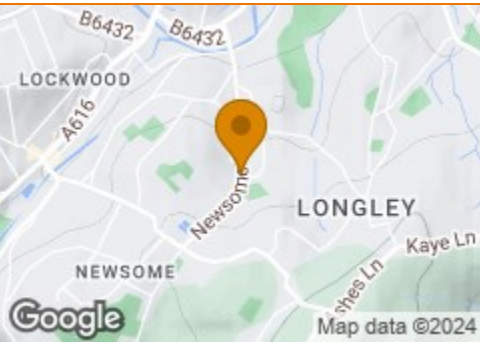


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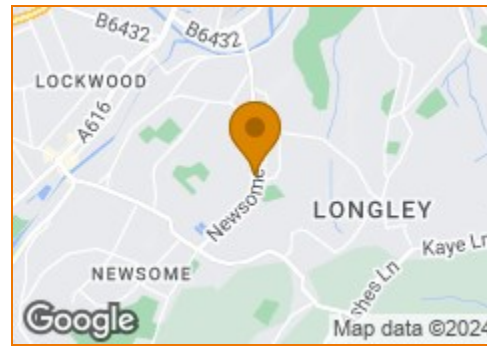
Terrain Map



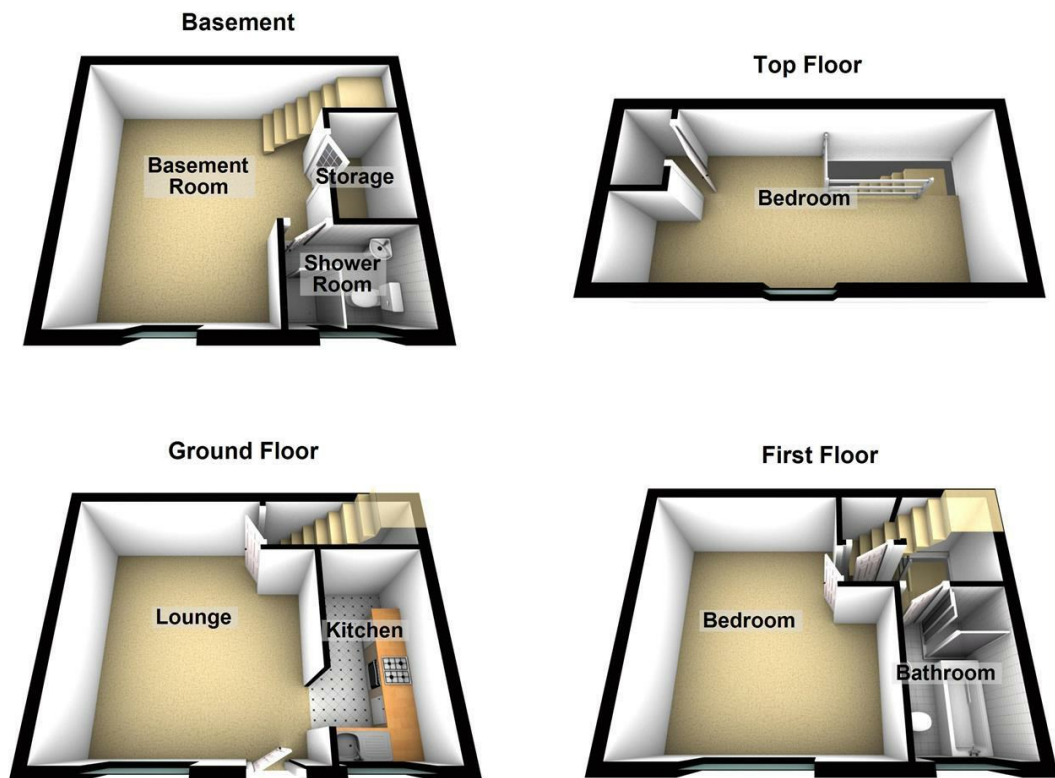
Hybrid Map



Terrain Map



Floor Plan



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

224 Newsome Road, Huddersfield



Newsome Road

Newsome, Huddersfield, HD4 6NB

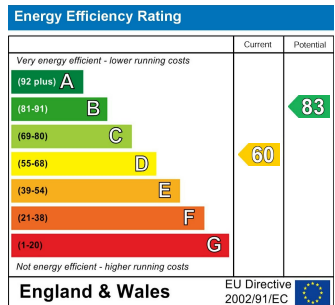
Offers Around £127,500



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



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



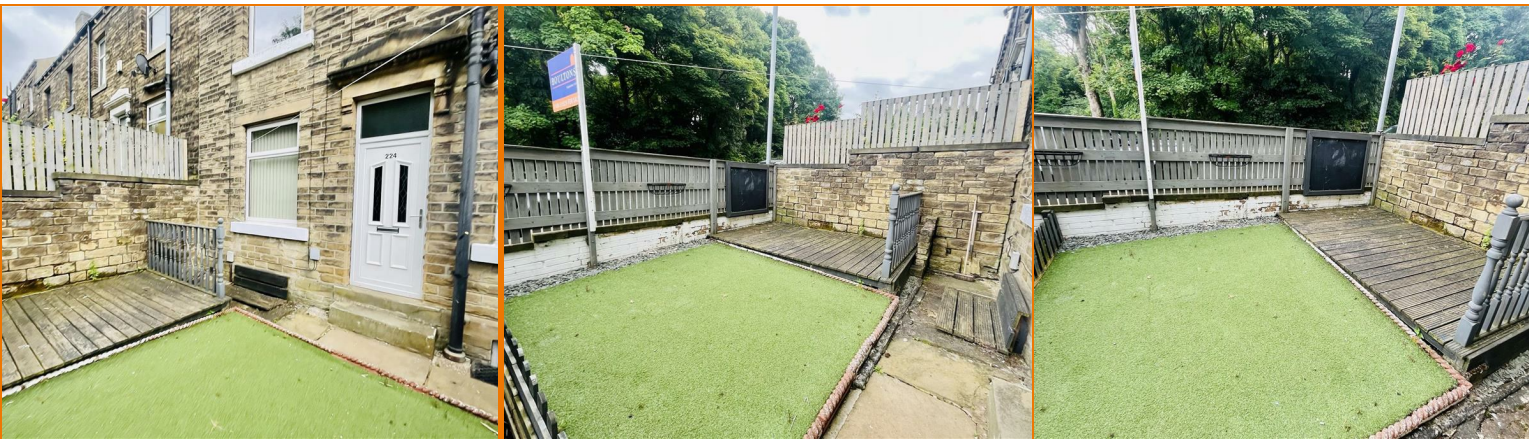
VALUERS



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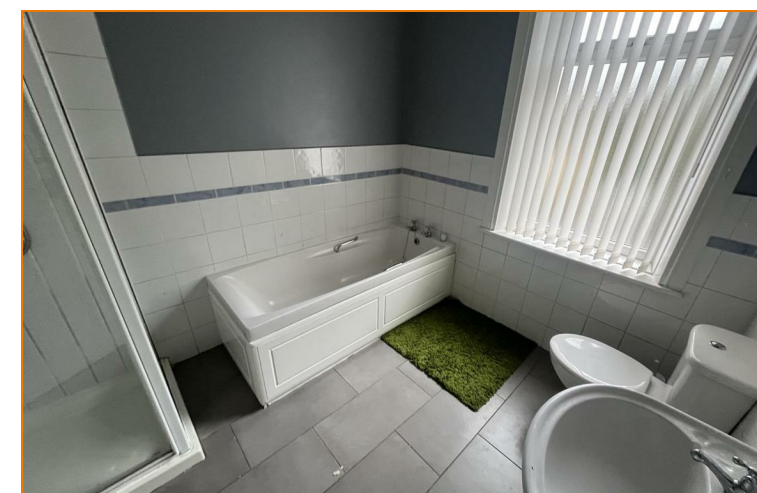
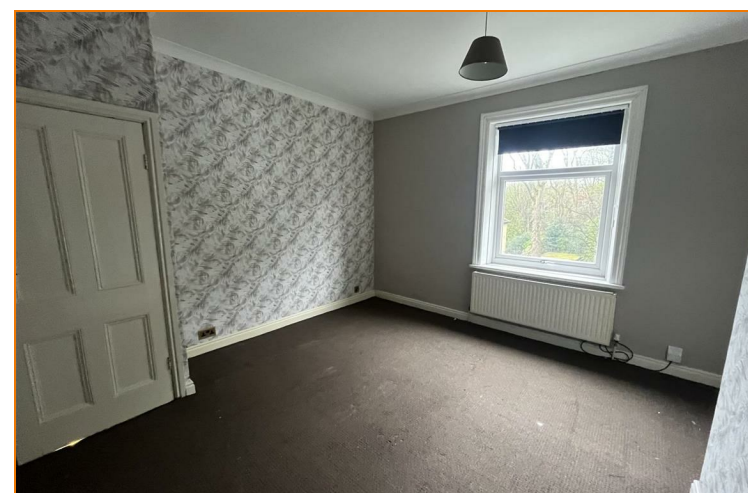
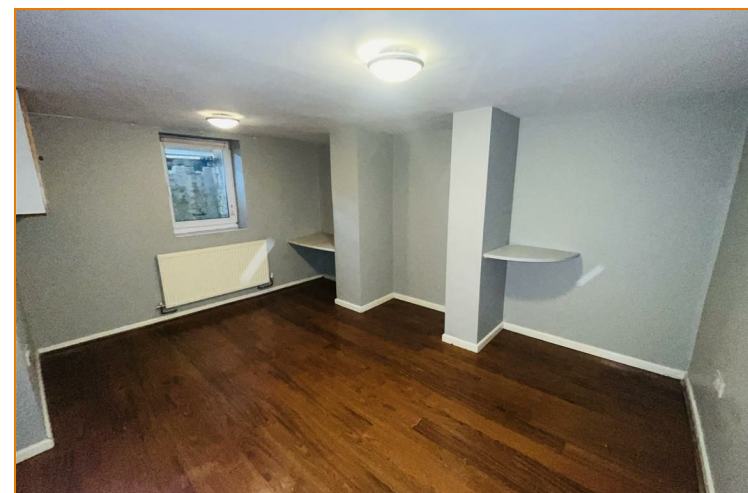
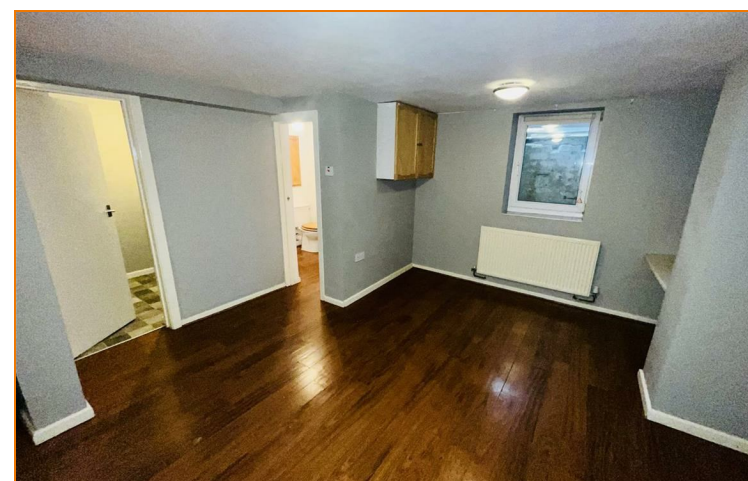
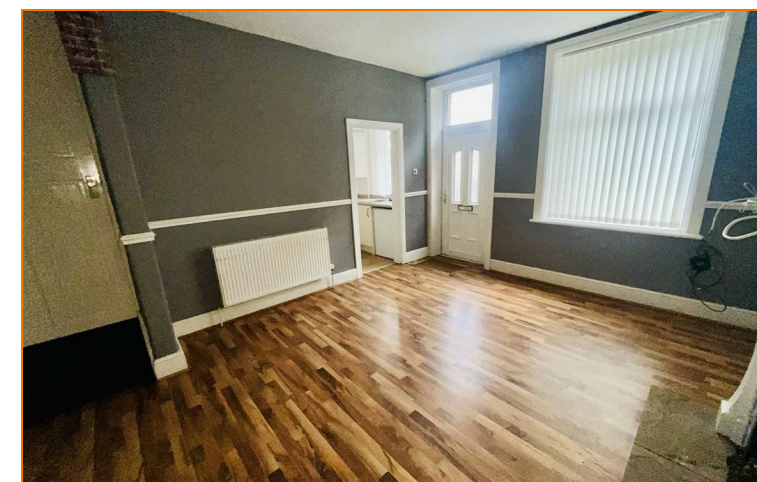
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Newsome Road

Newsome, Huddersfield, HD4 6NB

Offers Around £127,500



BACK TO THE MARKET, NO FAULT OF THE PROPERTY
MODERN FIXTURES & FITTINGS *** SURPRISINGLY SPACIOUS ***
NO ONWARD CHAIN ***

This four storey, three-bedroom front terrace property would make an excellent purchase for a first time buyer, young growing family or investors alike. The property is well located on the fringe of Huddersfield town centre near to an array of daily amenities and the University District. Having been improved significantly by the current vendor over recent years and having a superb track record for success in the lettings market. Well worthy of a detailed inspection which will reveal: a large basement bedroom (with escape/window), en-suite and utility. A separate fitted kitchen and lounge on the ground floor. Large double bedroom and 4 piece house bathroom on the first floor and then a top floor attic bedroom on the second floor.

GROUND FLOOR

LOUNGE

15'1" max x 10'2" max

Accessed via a uPVC double glazed front door and with a uPVC double glazed window positioned to the front elevation. The focal point for the room is a coal effect gas fire with an attractive surround, walnut style laminate floor covering, decorative dado and a central heating radiator.

KITCHEN

10'2" x 5'2"

Separate from the living room and fitted with a range of wall and base units, complementary working surfaces, stainless steel inset sink with mixer tap, provision for a fridge or freezer, four ring electric hob, oven beneath and stainless steel extractor hood over. Pantry cupboard storage units provide additional keeping, laminate floor covering and a uPVC double glazed window positioned to the front elevation. Wall mounted combination boiler.

LOWER GROUND FLOOR

BEDROOM

13'1" average x 14'5"

With a central heating radiator, a uPVC double glazed window and lightwell/emergency escape window. Access to en suite shower room

SHOWER ROOM

Fitted with a corner basin, low flush wc and shower cubicle, central heating radiator and a uPVC double glazed window with privacy glass inset.

UTILITY

6'2" x 5'2"

With plumbing for a washing machine, power and light and gas meter.

FIRST FLOOR

BEDROOM

15'1" max x 13'1"

With a central heating radiator and a uPVC double glazed window.

BATHROOM

8'10" x 7'6"

Fitted with a four piece suite comprising panel bath, low flush wc, pedestal hand wash basin and shower cubicle, "aqua-board" and tiled splashbacks, tiled floor, central heating radiator, heated towel rail and a uPVC double glazed window with privacy glass inset.

SECOND FLOOR

ATTIC BEDROOM

19'8" max, 18'0" average x 8'6" max

With a useful walk-in wardrobe storage, Velux window with fitted blind, central heating radiator and eaves storage.

OUTSIDE

To the front of the property is an enclosed, low maintenance garden with artificial grass and decked seating area.

COUNCIL TAX BAND A

TENURE

The seller has advised that this is a freehold property, this should be checked during the conveyancing process.