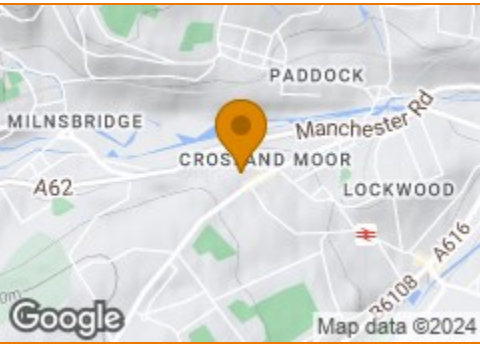


# BOULTONS

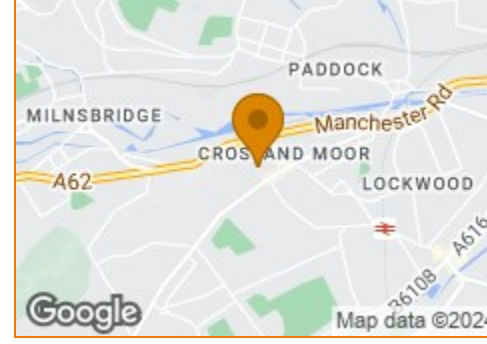
Terrain Map



Hybrid Map



Terrain Map



Floor Plan

**Ground Floor**

**First Floor**

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

**13 Hawthorne Terrace, Huddersfield**



## Hawthorne Terrace

Crosland Moor, Huddersfield, HD4 5RP

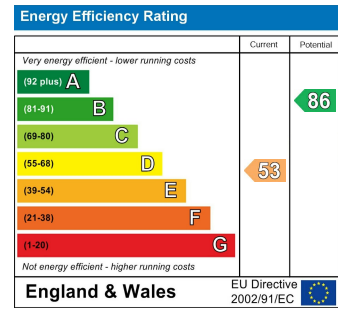
Offers Over £70,000



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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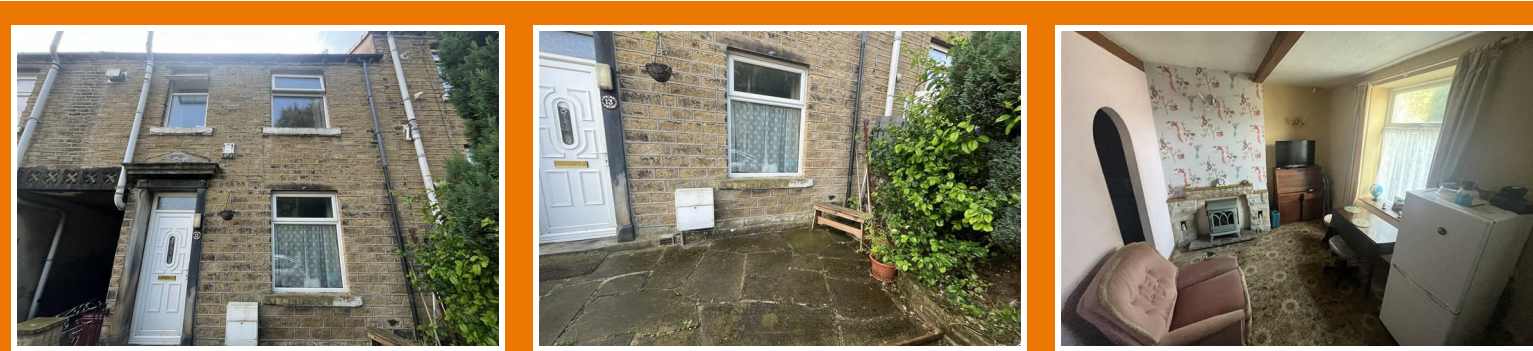
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# Hawthorne Terrace

Crosland Moor, Huddersfield, HD4 5RP

Offers Over £70,000



A stone built, front facing, back to back terrace house located close to the centre of Crosland Moor's shopping and daily amenities. Offering a surprisingly spacious layout, which extends over the passage way and providing comfortable layout/living arrangements. Whether you're looking for your first home to settle into or considering an attractive buy-to-let investment opportunity, this property offers further potential to add on top of the already modern wet room, separate fitted kitchen, useful keeping cellar and two bedrooms. Outside there is an easily managed front garden and you will find a gas fired central heating system along with sealed unit double glazing at the property.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

13'9" max x 9'2"

To the front of the property and displaying a stone feature fireplace with an electric stove inset and having a uPVC double glazed window to the front elevation together with a uPVC double glazed front door. An archway leads into the adjacent kitchen.

#### KITCHEN

15'8" x 4'7"

Fitted with a range of wall and base units with postform working surfaces incorporating a stainless steel inset sink unit. There is a four ring electric hob with oven beneath, to the gable end of the property is a uPVC double glazed window and beneath the stairs is access to the cellar head with steps descending to the keeping cellar.

### LOWER GROUND FLOOR

#### CELLAR

8'6" x 6'10"

With stone table and recessed stone niches, where the fuse board and electricity meter will be found.

### FIRST FLOOR

#### BEDROOM 1

8'10" x 9'10" max

With a period decorative feature fireplace, central heating radiator and a uPVC double glazed window positioned to the front elevation. Within the alcove is a hanging rail.

#### BEDROOM 2

9'6" max x 6'9"

Housing the Ideal Classic boiler and a useful linen/cylinder cupboard. There is a central heating radiator and a uPVC double glazed window.

#### SHOWER/WET ROOM

9'11" x 4'10"

With a contemporary walk-in shower with aqua board style walls and tiled floor, pedestal hand wash basin with mixer tap over and a low flush wc.

#### LANDING/POSSIBLE STUDY AREA

9'6" x 7'2"

With a central heating radiator and a loft hatch allowing access to the roof void, which was not inspected at the time of the appraisal.

#### OUTSIDE

To the front of the property is an enclosed, low maintenance buffer garden.

#### TENURE

We understand that the property is a freehold arrangement. Details should be confirmed during the conveyancing process.

#### COUNCIL TAX BAND A

