

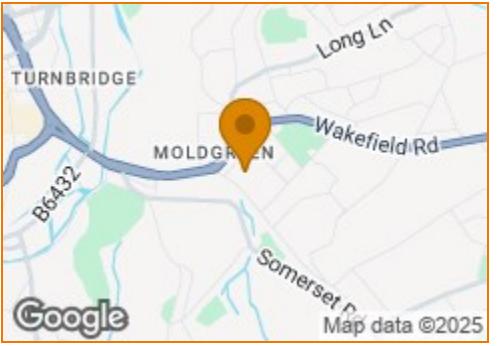
#### Terrain Map



#### Hybrid Map



#### Terrain Map



#### Floor Plan

##### Front Ground

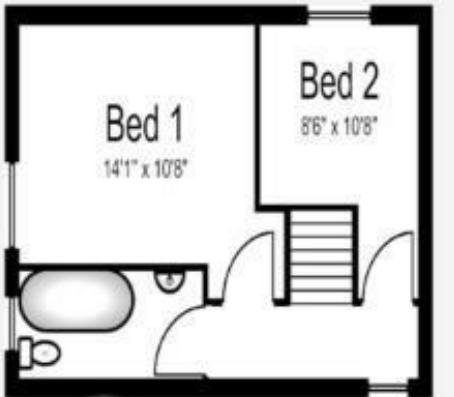
**HD5 8AY**

Internal - 780ft<sup>2</sup>  
External - 932ft<sup>2</sup>  
Overall - 23.70yd x 4.97yd

##### Lower Ground



##### 1st Floor



All measurements and layout for guidance only.

# BOULTONS

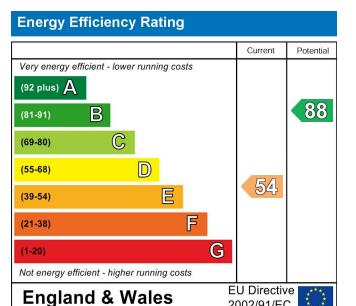


## Osborne Street

Moldgreen, Huddersfield, HD5 8AY

**£119,950**

#### Energy Efficiency Graph



#### Viewing

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



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# Osborne Street

Moldgreen, Huddersfield, HD5 8AY

£119,950



This charming "turn key" end-terrace house presents an excellent opportunity for first-time buyers seeking a smartly presented home with character. The property boasts two bedrooms, making it ideal for small families or professionals looking for a comfortable living space.

Upon entering, you will find a welcoming living kitchen that exudes warmth and charm, perfect for relaxing or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The bathroom is equally well presented, catering to the needs of modern living.

One of the standout features of this property is the potential offered by the basement, which could be transformed into additional living space, subject to the necessary works and regulations. This flexibility allows for personalisation, making it an exciting prospect for those looking to add value to their home.

The delightful garden is another highlight, providing a lovely outdoor space to unwind or enjoy al fresco dining during the warmer months. Its charm adds to the overall appeal of the property, making it a perfect retreat from the hustle and bustle of daily life.

Situated conveniently close to local amenities, the town centre, and the university, this home is ideally placed for those who appreciate the convenience of urban living. With its characterful features and potential for further development, this property on Osborne Street is not to be missed.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

3'8" x 3'4"

With a staircase rising to the first floor with decorative period arch over, cloaks hanging and a central heating radiator. The lobby is accessed via a uPVC double glazed front door with privacy glass inset and matching top light over. An internal door leads through to the living kitchen.

#### LIVING KITCHEN

14'9" x 13'8"

This versatile, spacious and well presented room is fitted with a range of base units in a white high gloss finish with complementary working surfaces which incorporate four ring gas hob and composite inset sink with mixer tap. The kitchen is further equipped with a fitted oven with extractor canopy over the hob, integrated dishwasher and washing machine and provision for a tallboy fridge freezer. There is also a central heating radiator, a light oak laminate floor covering and a uPVC double glazed window positioned to the front elevation with distant townscapes views. A door to the rear of this room leads to a cellar head area which has steps descending to the cellar and a uPVC double glazed window positioned to the rear elevation adjacent to the passageway.

#### CELLAR

14'9" x 13'11" average, floor to ceilings head hei

A useful, versatile space housing the Ideal Logic combination boiler, fuse board and electricity meter. There is additional storage space beneath the steps and the former pantry/keeping (CHECK) which is incorporated in the above measurements. Towards the front elevation is a former window opening and due to the size and height of the basement, it may well be possible, subject to works and consents, to create a dining kitchen in this area.

#### FIRST FLOOR

#### LANDING

2'9" x 11'9"

With a loft hatch allowing access to the roof void (not inspected at the time of the appraisal) and a uPVC double glazed window positioned to the rear elevation. There is also hanging space with three split hanging rails.

#### BEDROOM 1

12'6" min x 9'3" plus the entrance

A spacious and well presented master bedroom with central heating radiator and a uPVC double glazed window with far reaching views over the surrounding area.

#### BEDROOM 2

8'6" x 7'9" average, incl bulkhead and plus entranc

Also with a uPVC double glazed window and central heating radiator together with a useful bulkhead cupboard storage space.

#### BATHROOM

9'8" x 4'3"

Fitted with a white three piece suite comprising vanity hand wash basin with mixer tap, low flush wc and panel bath with mixer shower and shower attachment over. There are part tiled splashbacks, a central heating radiator and a uPVC double glazed window with privacy glass inset.

#### OUTSIDE

There are gardens to the front and side of the house

which are well stocked with planted pockets and rockeries with a good degree of privacy and an attractive aspect down the street.

#### TENURE

We understand this property is a freehold arrangement, this should be checked during the conveyancing process.

#### COUNCIL TAX BAND A

