





Mallard Court,Crosland Moor Huddersfield HD4 5FD

william h brown

welcome to

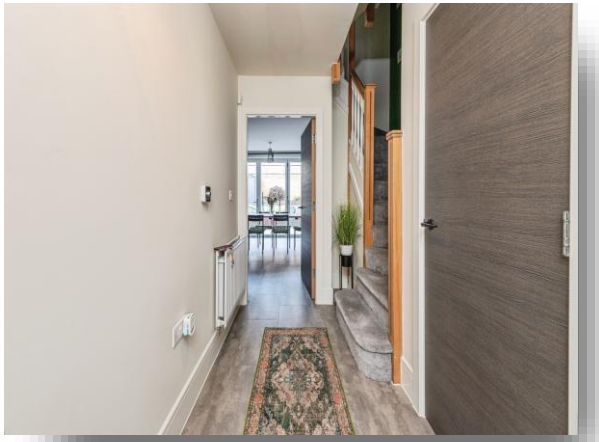
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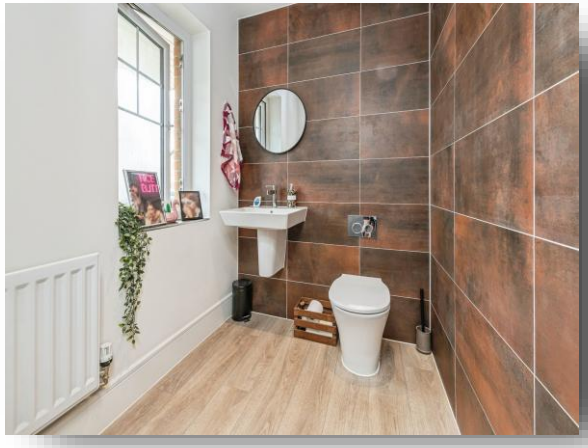
Immaculately presented semi-detached town house with off-road parking, a ground floor W/C, en-suite master bedroom and an enclosed rear garden. Located close to schools, amenities and bus routes, whilst on a peaceful cul-de-sac. Ideal for the growing family looking to settle in an immaculate home.













Important Notice
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Kitchen
14' 9" x 21' 10" (4.50m x 6.65m)

Lounge - 1st Floor
14' 9" x 9' 5" (4.50m x 2.87m)

Bedroom One - 1st Floor
14' 9" x 8' 10" (4.50m x 2.69m)

Bedroom Two - 2nd Floor
8' 10" x 14' 9" (2.69m x 4.50m)

Bedroom Three
8' min x 14' 9" (2.44m min x 4.50m)

Bathroom - 2nd Floor

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- Highly sought-after location
- Off-road parking with EV charging
- Immaculately presented throughout
- Upgraded bathrooms & ground floor W/C
- Fabulous rear garden
- Peaceful yet convenient location
- Schools, bus routes and amenities nearby

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119254

The Property Ombudsman

Property Ref:
HDF119254 - 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.

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