



Lister Street, Huddersfield HD5 8BB

welcome to

Lister Street, Huddersfield

Charming Two-Bedroom Stone-Built Terrace Overlooking Park. IDEAL FOR FIRST TIME BUYERS.



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.

Lounge

12' 4" x 13' 10" (3.76m x 4.22m)

Kitchen

8' 10" x 15' 5" (2.69m x 4.70m)

Bedroom One

10' 11" x 15' 4" (3.33m x 4.67m)

Bedroom Two

8' 11" x 11' 9" (2.72m x 3.58m)

Bathroom

6' 2" x 7' 4" (1.88m x 2.24m)

Agent Note

Agents Note: The seller had advised that they have not paid ground rent or service charges in their time of occupancy and is not aware of any restrictions on use. We recommend that your conveyancer makes all necessary enquiries on your behalf.



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Lister Street, Huddersfield

- Two Generous Bedrooms - Well-proportioned rooms ideal for comfortable living
- INTERNAL IMAGES COMING SOON
- Spacious Lounge with Park Views - Bright front-facing reception room enjoying pleasant open outlooks
- Modern Fitted Kitchen - Well-finished and practical, with direct access to the rear garden.
- Low-Maintenance Rear Garden - Private outdoor space with useful shed storage, perfect for easy upkeep.
- Ideal for First-Time Buyers & Investors - Attractive stone-built terrace in a sought-after location offering excellent potential.

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF119097 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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