St. Johns Road, Huddersfield HD1 5EY

william
h brown

welcome to

St. Johns Road, Huddersfield

Situated in the popular area of Birkby, this two-bedroom end-terrace offers excellent potential for first-time buyers, investors, or renovators. Featuring spacious living accommodation, cellar, utility room, boarded loft, gardens, and easy access to local amenities and transport links.

Orientation - Corner Position
Occupying a corner position, the property enjoys excellent natural light from the front welcoming the morning sun and throughout the day, Together with a sunny rear patio providing an ideal space for afternoon and evening outdoor dining and entertaining.

Character Features
- Corner terrace position
- Traditional marble fireplace
- Original sash window to the lounge
- High ceilings
- Picture rails
- Original coving

Lounge
13' 10" x 17' 1" (4.22m x 5.21m)

Kitchen/Diner
13' 10" x 6' 9" (4.22m x 2.06m)

Utility Room
4' 5" x 6' 9" (1.35m x 2.06m)

Bedroom One
13' 7" x 18' 10" (4.14m x 5.74m)

Bedroom Two
12' 1" x 13' 10" (3.68m x 4.22m)

Cellar
13' 5" x 11' 4" (4.09m x 3.45m)

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St. Johns Road, Huddersfield

- Two-Bedroom End-Terrace Property
- Ideal for First-Time Buyers or Investors
- Spacious Lounge with Marble Fireplace
- Generous Kitchen/Diner and slate surround
- Utility Room, Cellar & Boarded Loft
- Front & Rear Gardens with Patio Area
- Popular Birkby Location Close to Amenities & Transport Links

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 2.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1870. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£160,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119127

The Property Ombudsman

Property Ref:
HDF119127 - 0007

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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