Lot 359

12 Westfield Court, Huddersfield, West Yorkshire, HD5 9JE

Upon Instruction of AMG



All enquiries Ref: Meghan Mamo



- **Leasehold semi-detached house**
- **74 years remaining on the lease**

Location:
The property is located on Westfield Court which lies off Carr Green Lane. Shopping amenities are available within Huddersfield Town Centre lying to the west with a further range of shops, bars and restaurants found within Wakefield City Centre located to the east. Public transport links are available at Huddersfield Train Station and Lockwood Train Station lying to the south west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A629 located to the south and the A62 lying to the west. Recreational pursuits can be found at Tolson Park located to the south.

Accommodation:
First floor: Three bedrooms, bathroom/wc
Ground floor: Reception room, kitchen, conservatory, cloakroom/wc
Outside: Garden, drive

EPC Rating: D

Council Tax Band: B

Lease:
Held on a lease for a term of 99 years from 01/01/2001 at a ground rent of £TBC per annum.

To view:
By arrangement with the auctioneers.