



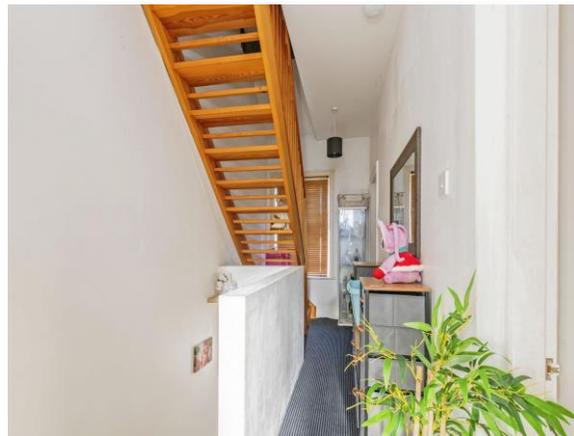
Newsome Road, HUDDERSFIELD, HD4 6LP

welcome to

Newsome Road, HUDDERSFIELD

GUIDE PRICE - £170k - £180k

An ideal investment opportunity in highly sought-after Newsome, within walking distance of the village and on a main bus route. Offered chain-free with an established sitting tenant.



Entrance Hallway

Front door leading to hallway with stairs to first floor and door to reception room.

Living Room

15' x 14' 8" (4.57m x 4.47m)

Spacious reception room having oak flooring and warmed by two feature central heating radiators. Double glazed window overlooks the front.

Kitchen

7' 10" x 17' 10" (2.39m x 5.44m)

Superb sized kitchen having a range of fitted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated fan oven with gas hob and extractor over. Space for washing machine, dishwasher, dryer and fridge freezer. Sink unit with drainer. Having tiled flooring, heated towel warmer/radiator, ceiling downlights and double glazed window and double doors leading to the rear. Door to stairs leading to cellar.

Cellar

Spacious cellar area perfect for storage with double glazed window to the front.

Landing

Doors to bedrooms and bathroom. Double glazed window to the front. Stairs leading to the second floor.

Bedroom Two

11' 8" x 9' 5" to cupboard (3.56m x 2.87m to cupboard)

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

Bedroom Three

11' 4" x 9' 7" (3.45m x 2.92m)

Another spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window to the rear.

Bathroom

Three piece bathroom suite with corner bath and corner shower cubicle, floating sink unit with mixer tap and low flush WC. Heated towel warmer/radiator. Having tiled flooring, part tiled walls, ceiling down lights and a double glazed window with frosted glass overlooking the rear.

Attic Room

14' 7" x 8' (4.45m x 2.44m)

Superb spacious attic room having carpeted flooring and warmed by an electric radiator. Full wall storage and a skylight.

External

To the front are steps leading to the front door. To the rear is a circular lawned area with pebbled border and decking area. Enclosed by fencing. Superb views to open field.



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welcome to

Newsome Road, HUDDERSFIELD

- GUIDE PRICE - £170k - £180k
- Well-presented throughout
- On a main bus route
- Converted attic bedroom
- Offered with no onward chain

Tenure: Leasehold EPC Rating: D

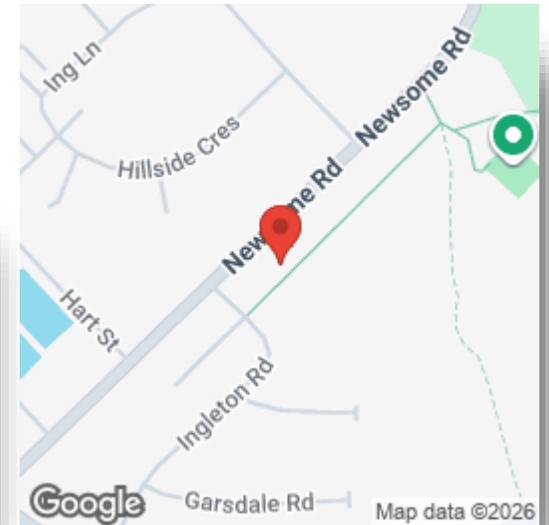
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1909. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116966 - 0005

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