



**Leef Street
Huddersfield, HD5 9DF**

Offers in Excess of £70,000

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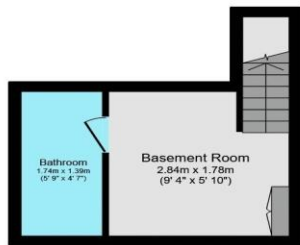


MAIN FEATURES:

- **Back to Back House with No Onward Chain**
- **In Need of Modernisation**
- **Kitchen**
- **Lounge/Diner & Conservatory**
- **Double Bedroom & Shower Room**
- **Cellar**
- **Off Road Parking & Good Size Garden to Front**

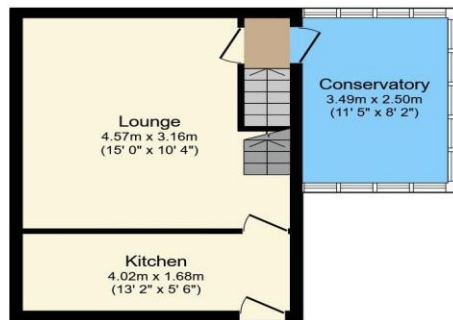
Located on Leef Street in the popular HD5 postcode, this back-to-back property presents a superb opportunity for buyers seeking a project. In need of full renovation, it is ideal for investors, developers, or those looking to create a home to their own specification. Offered with no onward chain, the purchase process can be smooth and straightforward. The accommodation currently comprises a lounge/diner, kitchen, conservatory, cellar, one double bedroom, and a shower room. The cellar offers useful additional storage space or further development potential. Externally, the property benefits from off-road parking, a garage, and a good-sized garden to the front and side, offering scope for landscaping or extension (subject to the necessary permissions).

Situated in the well-regarded HD5 area of Huddersfield, the property enjoys a convenient location with a variety of local amenities close by, including shops, supermarkets, and schools. There are also excellent transport links into Huddersfield town centre and beyond, making it ideal for commuters. With nearby green spaces and countryside to enjoy, the area offers a great balance of urban convenience and outdoor living. A fantastic renovation opportunity in a sought-after location—early viewing is highly recommended.



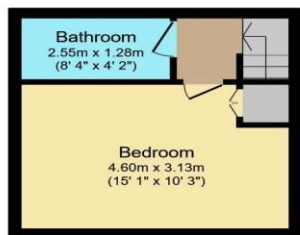
Basement

Floor area 15.7 sq.m. (169 sq.ft.) approx



Ground Floor

Floor area 38.9 sq.m. (418 sq.ft.) approx



First Floor

Floor area 21.0 sq.m. (226 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

www.getanoffer.co.uk

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

info@getanoffer.co.uk

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