Turnshaw Road,Kirkburton Huddersfield HD8 0TL

william h brown

welcome to

Turnshaw Road, Kirkburton Huddersfield

Charming three bedroom cottage with spacious rooms, rear garden and off street parking located in the idyllic village of Kirkburton. No Onward Chain

Lounge
14' 1" x 13' 10" (4.29m x 4.22m)

Kitchen
15' 10" x 9' 5" (4.83m x 2.87m)

Bedroom One
13' 4" x 10' 5" (4.06m x 3.17m)

Bedroom Two
10' 2" x 10' 5" (3.10m x 3.17m)

Bedroom Three
9' 10" x 6' 8" (3.00m x 2.03m)

Bathroom

Outbuilding
24' 3" x 10' 10" (7.39m x 3.30m)

Agents Note
There is an easement on the title. Your conveyancer can take the necessary steps to advise.

welcome to

Turnshaw Road, Kirkburton Huddersfield

- Villiage Location
- Great sized rear garden
- Additional space for home office
- Off-street parking
- Neatly presented
- Easy access to amenities and transport links
- No Onward Chain

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£230,000 - £240,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119192

The Property Ombudsman

Property Ref:
HDF119192 - 0005

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

01484 542072

huddersfield@williamhbrown.co.uk

8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.