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**William Street, Crosland Moor
Huddersfield,**

**Offers in the region of
£160,000**

****UNEXPECTEDLY RE-OFFERED****

This two double bedroom semi-detached property would be ideal for a first time buyer or would make a good buy-to-let investment. It is conveniently situated close to local shops, schooling, and only a short drive away from the M62 motorway network. The accommodation comprises a kitchen diner with some integrated appliances, utility, living room, two double bedrooms and a house bathroom. The property benefits from gas-fired central heating and is predominantly uPVC double-glazed. Externally, at the front of the property, there is a patio garden and a driveway leading down the side of the property to a detached garage. At the rear of the property, there is a fenced and lawned garden, benefitting from a southerly aspect.

William Street, Crosland Moor Huddersfield,

Floorplan



Ground Floor
Floor area 37.2 sq.m. (400 sq.ft.)

First Floor
Floor area 32.1 sq.m. (345 sq.ft.)

Total floor area: 69.2 sq.m. (745 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

William Street, Crosland Moor Huddersfield,

Details



Entrance

A composite door with a double-glazed insert and matching side panel opens into the kitchen diner.

Kitchen Diner

This room has a range of modern high gloss wall and base cupboards, drawers, roll-edge worktops and matching upstands. Integrated appliances comprise a double oven and hob with an overlying extractor fan. There is an inset one-and-a-half bowl sink unit with a hose style tap, along with space for a freestanding dishwasher and space for a wine cooler. A uPVC double-glazed window overlooks the rear and side gardens. There are spotlights to the ceiling, a radiator and this room is home to the Ariston central heating boiler. An under stairs storage cupboards has plumbing for an automatic washing machine and provides further storage, with shelving and a hanging rail. From here, an archway leads to the rear entrance.



Rear Entrance

The rear entrance is currently used as a utility and has space for a freestanding American style fridge freezer. There is a ceiling light point, a uPVC double-glazed window to the rear elevation and a door leading out to the garden. An opening gives access to the kitchen.

Living Room

This reception room has a walk-in spayed bay window providing plenty of natural light, along with coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is the "Adam Style" electric stove fire, set to a hearth with a timber surround.



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First Floor Landing

From the side entrance, a staircase gives access to the first floor landing, where there is a ceiling light point and access to a partially boarded loft space.



Bedroom One

This double bedroom is positioned at the front of the property and has two uPVC double-glazed windows. It has a ceiling light point, a radiator and plenty of space for furniture.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a pleasant outlook over the garden via two uPVC double-glazed windows. It has a ceiling light point, a radiator and plenty of space for furniture.



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House Bathroom

The white suite comprises a panelled bath with a shower screen, home to a mains fed shower, a vanity hand wash basin and a low-level WC. There is laminate style flooring with contrasting tiling to the walls, a uPVC double-glazed window to the side elevation, a ceiling downlight point and a chrome ladder style heated towel rail.



External Details

At the front of the property, there is a patio garden area with mature shrubbery borders and a drive leading down the side of the property to a detached garage. There is outside water and power points. The rear, south-facing garden is fenced with mature shrubbery borders, security lighting and outdoor power points.



Tenure

The vendor informs us the property is freehold.

William Street, Crosland Moor Huddersfield,

Directions

