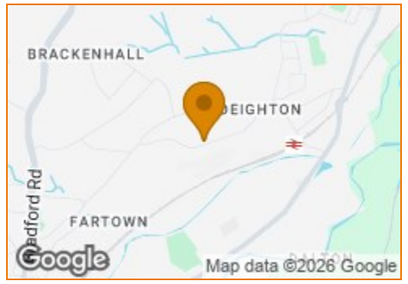
BOULTONS

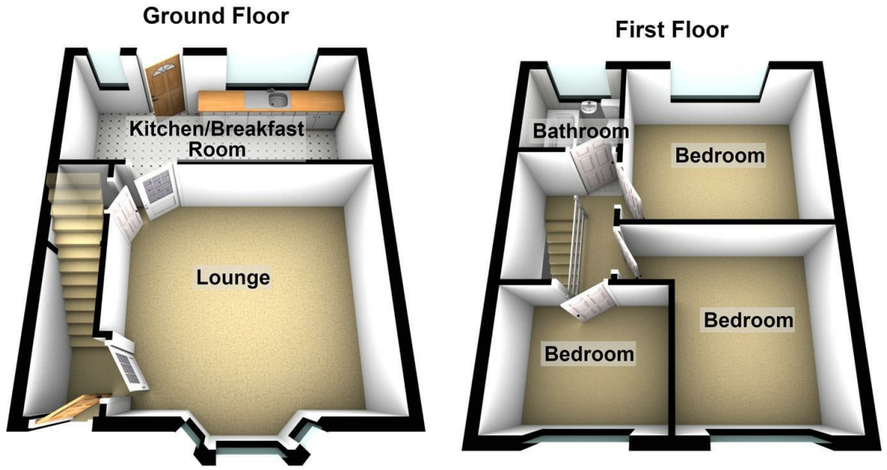
Terrain Map

Hybrid Map

Terrain Map



Floor Plan



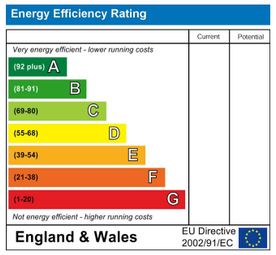
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

101 Riddings Road, Huddersfield

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Riddings Road

, Huddersfield, HD2 1HT

£125,000

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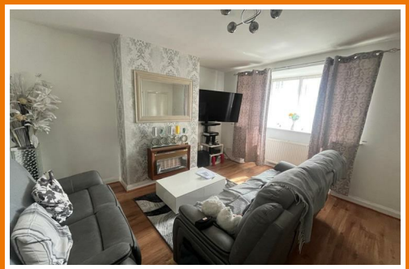


Nestled on Riddings Road in the vibrant town of Huddersfield, this well-presented three-bedroom mid-terrace house offers an excellent opportunity for both investors and potential homeowners. Currently occupied by a long-standing tenant, the property is sold subject to their tenancy, providing a steady rental income for the discerning buyer.

The house boasts modern fixtures and fittings throughout, ensuring a comfortable living experience. The interior is thoughtfully designed, making the most of the available space, while the exterior features both front and rear gardens, perfect for enjoying the outdoors or for those with a penchant for gardening.

Situated in a popular and convenient location, this property is ideally placed near local amenities, making daily errands a breeze. Additionally, its proximity to the M62 motorway provides excellent transport links for commuting to nearby towns and cities.

For those considering a future move, please note that vacant possession will require the appropriate notice period. This property presents a fantastic opportunity to acquire a charming home in a desirable area, whether you are looking to invest or settle down.

ACCOMMODATION

GROUND FLOOR

ENTERANCE HALL
With a staircase rising to the first floor and an internal door leading through to the lounge.

LOUNGE
13'5" x 14'9"
Located at the front of the property. Well presented, spacious and enjoying good levels of light via the uPVC double glazed window positioned to the front elevation. The focal point is an accent chimney breast with a gas fire and you will also find a central heating radiator. Finished off with a wood effect floor covering.

DINING KITCHEN
7'7" x 18'0"
Fitted with a range of eye level wall units, base cupboards and complimentary working surfaces. There is provision for a cooking appliance, extractor canopy, plumbing for a washing machine, space for a fridge freezer and an inset sink unit. To the rear elevation are two uPVC window and a door leading out to the exterior. In the dining area you will find a wall mounted combination boiler and a central heating radiator..

FIRST FLOOR

LANDING
Giving access to all of the first floor rooms.

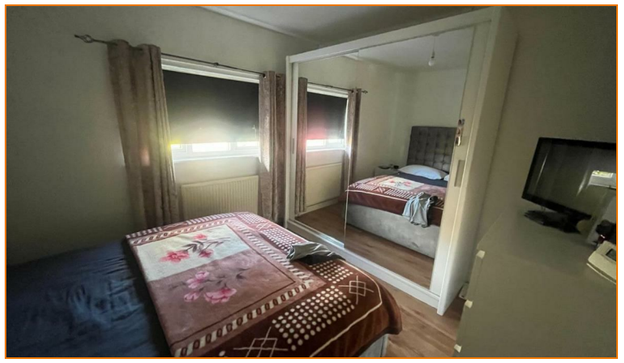
BEDROOM 1
10'4" x 11'10"
Positioned at the front of the house and with a uPVC double glazed window to the front elevation. Central heating radiator and wood effect floor covering.

BEDROOM 2
10'8" x 8'10"
This double room is located at the rear, has a uPVC double glazed window, central heating radiator and a wood effect floor covering.

BEDROOM 3
7'3" x 8'10"
A generous single bedroom with a radiator and uPVC double glazed window. Located at the front.

BATHROOM
5'9" x 5'10"
Fitted with a three piece suite comprising a bath with shower over, hand wash basin and a low level w.c.
(NEED TO GET A PIC)

OUTSIDE
Enjoying an elevated front garden with planted pockets and beds. A predominantly lawned rear garden of a well proportioned nature has evergreen hedges and an access path immediately to the rear of the property.

COUNCIL TAX

TENURE