





Fleminghouse Lane,Huddersfield HD5 8UE

william h brown

welcome to

Fleminghouse Lane, Huddersfield

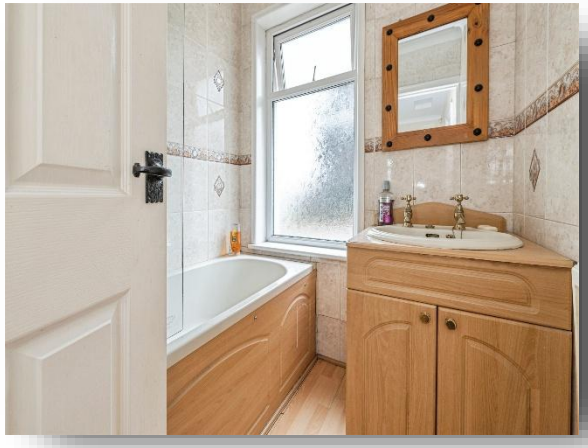
Characterful three-bedroom semi-detached property with a spacious lounge, lower ground principal bedroom with en-suite, driveway, garage and enclosed rear garden. Ideally located for local amenities, motorway access and transport links.













Lounge
12' 1" into recess x 14' 8" into bay (3.68m into recess x 4.47m into bay)

Kitchen
15' 8" x 8' 10" (4.78m x 2.69m)

Bedroom Two (first Floor)
16' 7" x 9' 10" (5.05m x 3.00m)

Bedroom Three (first Floor)
9' 8" into recess x 11' 4" (2.95m into recess x 3.45m)

Bathroom

Master Bedroom (lower Ground)
13' 10" x 15' 2" (4.22m x 4.62m)

En Suite

Agents Note: Aml
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Fleminghouse Lane, Huddersfield

- Semi-Detached 3-bedroom home
- Principal Bedroom with En-Suite
- Spacious Lounge with Bay Window & Feature Gas Fire
- Driveway & Garage
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119563

The Property Ombudsman

Property Ref:
HDF119563 - 0002

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.

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