

5 Hall Garth, Huddersfield

HD5 0BY

Viewing by appointment only
Tel. 01482 423670

Sale Price £235,000

End of Terrace

3 Bedrooms – 1 Bathroom

- No Onward Chain
- Quiet Cul-De-Sac Location
- Newly renovated
- Private Garden
- Ready to Move In Conditions



The Property

If you are looking for a property in ready to move in condition, this is the house for you!

Located in a quiet residential area on the outskirts of Huddersfield, you'll find this real gem. With a garden that wraps around two sides of the property, and its own off-street parking, this 3 bedroom end of terrace has been refurbished throughout to a high standard and has the added bonus of a utility room.

The property benefits from no onward chain and motivated buyers could be in for a swift move!

Forming part of a very small development, completed in 2006, the dwelling is of traditional stone construction, is situated on a quiet street, ideally positioned for access to shopping amenities and commuter links. There is also a range of Good Ofsted rated schools in the area.

Hallway

The hallway features a herringbone luxury vinyl flooring, a Veritas alarm system and a small window to the left hand side.

Kitchen - 5.15m x 2.7m (16'10" x 8'10")

Modern newly fitted kitchen with a range of wall and base units in natural oak and porcelain colours complemented by a laminate worktop.

The kitchen is really well appointed with all new appliances to include: induction hob with overhead extraction, integrated fridge freezer and dishwasher, 1 1/2 bowl composite sink with hot water tap and a single oven. The look is completed by a luxury vinyl herringbone design flooring.

There is a set of UPVC doors, with step access to the path leading to the garden, and a window overlooking the front of the property. There is also a door leading into the utility room.

Utility Room - 2.29m x 1.22m (7'6" x 4'0")

The utility room is off the kitchen with space for a washing machine and tumble dryer, there is also a handy countertop and Vailant combi-boiler. The room has a UPVC window and features the same luxury vinyl flooring as the kitchen. Part of the room has a sloping ceiling with reduced head height.

Living Room - 5.15m x 3.29m (16'10" x 10'9")

West facing spacious room benefiting from plenty of light granted by two UPVC windows, one overlooking the garden and one overlooking the front of the property. The room has new carpet and underlay, BT Openreach and TV ariel points.



Cloakroom - 1.89m x 0.9m (6'2" x 2'11")

Newly fitted with free standing vanity unit, sink and mixer tap, closed couple WC, stainless steel heated towel rail and herringbone luxury vinyl flooring. A window allows natural light to fill the room.

Bedroom 1 - 3.97m x 3.77m (13'0" x 12'4")

Double bedroom with a large window overlooking the front aspect of the property, it features new carpet and underlay, a recess that's the perfect space for a wardrobe and a TV ariel socket.

Bedroom 2 - 3.77m x 3.08m (12'4" x 10'1")

Double bedroom with a large window overlooking the front aspect of the property, it features new carpet and underlay, a built in storage as well as a recess that's the perfect space for an extra wardrobe. There is a hatch to access the loft.

Bedroom 3 - 2.37m x 2.07m (7'9" x 6'9")

Smaller room with UPVC window overlooking the garden featuring new carpet and underlay. Ideally suited to nursery, child's bedroom or office.

Bathroom - 2.07m x 1.76m (6'9" x 5'9")

Completely renovated, this fully tiled bathroom has been fitted with a three piece sanitary suite comprising a vanity unit with storage, sink and mixer tap, large mirror with integral lighting, bath with large overhead shower head and separate hand held shower, for ease of cleaning, and glass screen. The look is completed by luxury vinyl flooring and a heated stainless steel towel rail. The UPVC window overlooks the rear elevation.

Outside

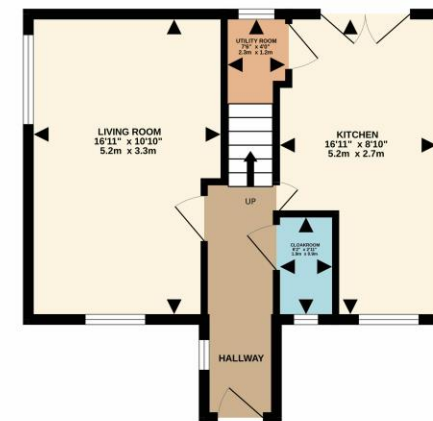
The property is surrounded by a generous size garden on two sides. The area is low maintenance, being mainly covered in gravel, with a tiled path along the perimeter of the building itself and another one from the front fence leading to the front door. The boundary is defined by a characterful stone walling on one side and painted fence on the other. There is space for off-street parking directly in front of the property. Please note there is a restriction on parking motor homes or large vans.

Material Information: Tenure - Freehold property, Council Tax Band - B, Utilities - all connected to mains, FTTP Broadband, EPC - C

AML - HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered with. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an electronic identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on to our clients. We elected for the electronic verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC. This is why there is a charge of £29+VAT per person for this legally required service.

DISCLAIMER - These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

GROUND FLOOR



1ST FLOOR

