

Crosland Street,Crosland Moor Huddersfield HD4 5AU

william h brown

welcome to

Crosland Street,Crosland Moor Huddersfield

Spacious two-bedroom back-to-back terrace set over three floors, featuring a versatile loft bedroom, a paved front garden, and on-street parking. Situated in the popular Crosland Moor area, close to local amenities and transport links.













Agents Note: Aml
There is an existing Right of Way at the property. Your conveyancer can take the necessary steps to advise

Lounge
15' 4" x 15' 1" (4.67m x 4.60m)

Kitchen
7' 8" x 4' 3" (2.34m x 1.30m)

Bedroom Two
15' x 11' 1" (4.57m x 3.38m)

Loft Room
19' 4" x 9' (5.89m x 2.74m)

welcome to

Crosland Street, Crosland Moor Huddersfield

- Two bed back-to-back terraced property in the Popular Crosland Moor location
- Accommodation arranged over 3 floors
- Spacious loft bedroom | good sized basement ideal for further living subject to permissions
- Front paved area with on street parking
- Close to local amenities and transport links
- Ideal first time buy or investment opportunity

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

£110,000





view this property online williamhbrown.co.uk/Property/HDF119159



Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
HDF119159 - 0004

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.