

Tom Lane,Croland Moor Huddersfield HD4 5PU

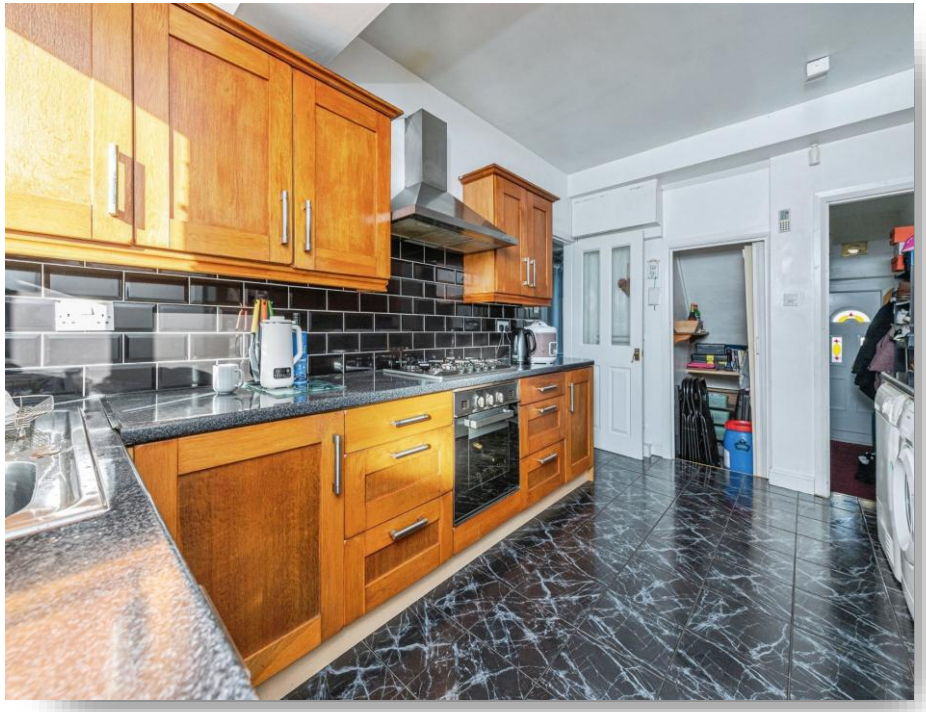
william h brown

welcome to

Tom Lane, Croland Moor Huddersfield

A spacious three-bedroom mid-terrace property in the popular area of Crosland Moor, offering two reception rooms, front and rear gardens, and excellent access to local amenities and transport links.





Occupying a convenient position in Crosland Moor, this spacious three-bedroom mid-terrace property features two reception rooms, a family bathroom, and gardens to both the front and rear. With on-street parking and excellent access to local amenities and transport links, this property is ideal for families and first-time buyers alike.

Lounge
14' 10" x 13' (4.52m x 3.96m)

Dining Room
15' 1" x 10' (4.60m x 3.05m)

Kitchen
15' 2" x 9' 4" (4.62m x 2.84m)

Bedroom One
13' 1" x 11' 10" (3.99m x 3.61m)

Bedroom Two
12' 1" x 10' 9" (3.68m x 3.28m)

Bedroom Three
8' 11" x 6' 5" (2.72m x 1.96m)

Agents Note: Aml







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Tom Lane, Croland Moor Huddersfield

- Three-bedroom mid-terrace property
- Two reception rooms
- Gardens to the front and rear
- Family bathroom
- Popular Crosland Moor location close to local amenities and transport links

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 2.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1937. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£185,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HDF119445 - 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.

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.