



Blackmoorfoot Road, Huddersfield HD4 5BQ

welcome to

Blackmoorfoot Road, Huddersfield

A standout property offering impressive space in a quiet, well connected location. Local shops, schools and transport links make everyday life wonderfully convenient. Fully enclosed front and rear gardens add valuable outdoor space with potential. A strong first time buyer opportunity.



Entrance Hall Lounge

13' 10" x 14' 8" into recess (4.22m x 4.47m into recess)

Spacious lounge which is fitted with a double glazed window to the front and warmed by a central heating radiator. Freshly painted the room is a blank canvas, ideal for those looking to put their own stamp on a property. With extra storage into an understair cupboard. 13.10 14.8 into recess

Kitchen

17' 9" x 7' 11" into recess (5.41m x 2.41m into recess)

Fantastically spacious kitchen with ample space for dining table and chairs. Fitted with a range of modern base and wall units with laminate worktops. With space for a gas oven and hob, undercounter washing machine space and stand alone fridge/freezer. Bright and airy with two double glazed windows to the rear. Warmed by a central heating radiator.

First Floor Bedroom One

13' 4" x 11' 7" (4.06m x 3.53m)

Well proportioned double bedroom with a double glazed window to the front. Warmed by a central heating radiator.

Bedroom Two

8' 7" x 11' 8" (2.62m x 3.56m)

Another good sized double bedroom with a double glazed window to the rear. Warmed by a central heating radiator.

Bedroom Three

7' 9" x 8' 5" (2.36m x 2.57m)

Good sized third bedroom makes the home ideal for the growing family or those looking for a home office. With a double glazed window to the front, warmed by a central heating radiator. Plus integral cupboards above the stairs providing ample extra storage.

Bathroom

Good sized family bathroom which is fitted with a bath and hand shower, wash hand basin and a double glazed window to the rear. Warmed by a central heating radiator.

External Front

To the front of the property is a lawn, fully enclosed by walls.

Rear

To the rear of the property is a spacious lawn which is enclosed by established hedges and a fence to the rear. Complete with an outside tap.



view this property online williamhbrown.co.uk/Property/HDF118399



welcome to

Blackmoorfoot Road, Huddersfield

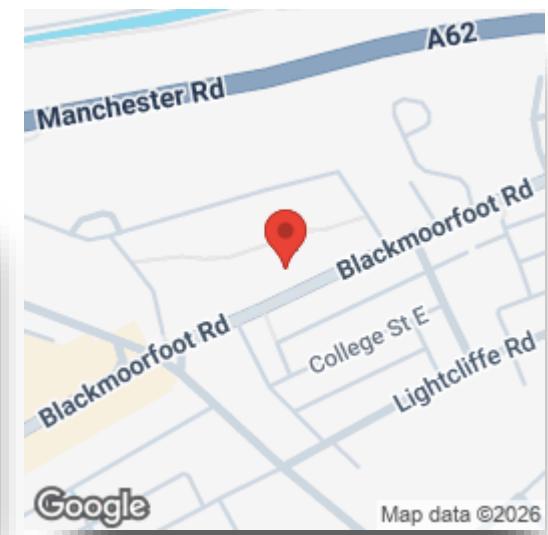
- Spacious three bedroom home
- Gardens front and rear
- Neutrally decorated
- Separate WC and bathroom
- Close to local amenities and transport links

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140,000



view this property online williamhbrown.co.uk/Property/HDF118399

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.



Property Ref:
HDF118399 - 0004

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk