

FREEHOLD



House - End Terrace (EPC Rating: D)

28 FAIR LEA ROAD, HUDDERSFIELD, HD4  
6HA

£175,000



# 3 Bedroom House - End Terrace located in Huddersfield

28 FAIRLEA ROAD, TAYLOR HILL, HD4 6HA

We are acting in the sale of the above property and have received an offer of £ 172,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

## ENTRANCE LOBBY

Radiator, stairs to first floor and access into

## LIVING ROOM

15'3" x 14'

Radiator, inset for fireplace with chimney breast, window to front

## DINING KITCHEN

14'2" x 7'11"

Single drainer stainless steel sink unit, fitted cupboards, drawers, wall units, gas cooker point, radiator, window to rear and access into

## PANTRY STORE

window to side, electric consumer unit and shelving

## BOILER STORE

housing gas central heating boiler and additional understairs storage area

## FIRST FLOOR

## LANDING

Trapdoor access and fold down ladder into roof void, gable window

## BEDROOM 1

11'6" x 13'2"

Radiator, fitted wardrobes, chimney breast, window to front

## BEDROOM 2

10'3" x 8'11"

Radiator, recess to door, window to rear with pleasant garden aspect

## BEDROOM 3

6'8" x 9'8"

Including bulkhead display, radiator, window to front

## BATHROOM

7'10" x 5'6"

Modern white suite with paneled bath, shower fitting, vanity unit, pedestal washbasin, low flush wc, shower paneled walls, radiator, two windows to rear.

## OUTSIDE

Stone boundary walling, paved pathway to front, pathway to rear and side. Generous gardens to front, side and rear, with pleasant aspect

## TENURE

Freehold

## SERVICES

Mains sewer drainage, gas, water and electricity are laid on

## VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email [info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)

## COUNCIL TAX BAND

A. Information obtained from Directgov website.

## ENERGY BAND

D

## DIRECTIONS

From Huddersfield proceed along the A616 Woodhead Road for approximately 1½ miles to the traffic lights at Lockwood. At the lights turn left, keeping to the A616 Woodhead Road towards Honley and Holmfirth. After a short distance, and



beyond the right turn in the road, look to fork left up Taylor Hill Road and just after the Shell petrol station on the right. Ascend the narrow Taylor Hill Road and towards the top, after the left turning for Stoney Cross Street, turn left into Fair Lea Avenue, and then at the crossroads with Fair Lea Road the property will be seen on the corner plot to the right.

### SOLICITORS

### EXTRAS

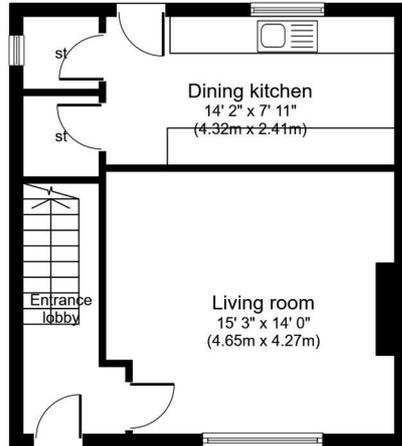
Carpets and curtains included as seen.

### NB

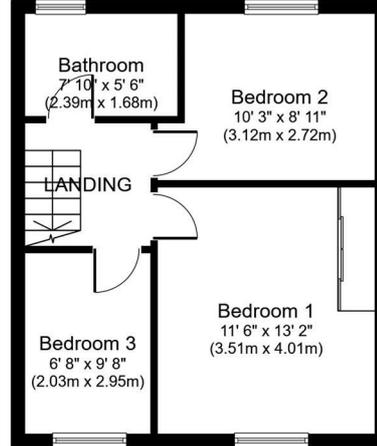
Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



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GROUND FLOOR



FIRST FLOOR



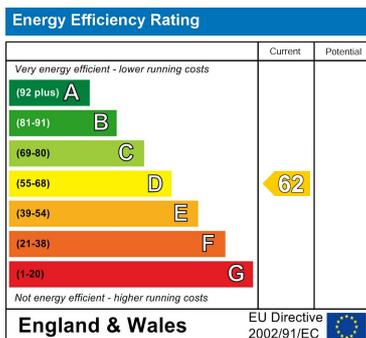
call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

A

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

