

Park Road West, Huddersfield, HD4 5BL

£140,000

Council Tax Band: A



NO CHAIN!!! - OPEN HOUSE ESTATE AGENTS are pleased to present this Three Bedroom property set over three floors, with basement space/storage.

This property is set over 3 floors with GOOD SIZED DOUBLE BEDROOMS, one of which is a loft room.  
An added benefit of this home is that it has SOLAR PANELS INSTALLED to provide further energy efficiency and savings.

The property layout comprises of:

Ground Floor - Lounge, Kitchen,

Basement - Store Area

First Floor - Shower room, Two bedrooms,

2nd Floor - Loft bedroom with Velux Skylights,

Outside - Garden/patio areas to the front & rear and on road parking to the front, with additional vehicle access to the rear.

The property is located in the heart of Crosland Moor within easy reach to Huddersfield Town Centre, Local Schools Ofsted rated Good are in the catchment area and easy walking distance.

A number of great Local Amenities nearby including a Medical Centre, Co Op, Pharmacy, Barbers, Nail Salon and a number of Takeaways - all with regular public transport links closeby.

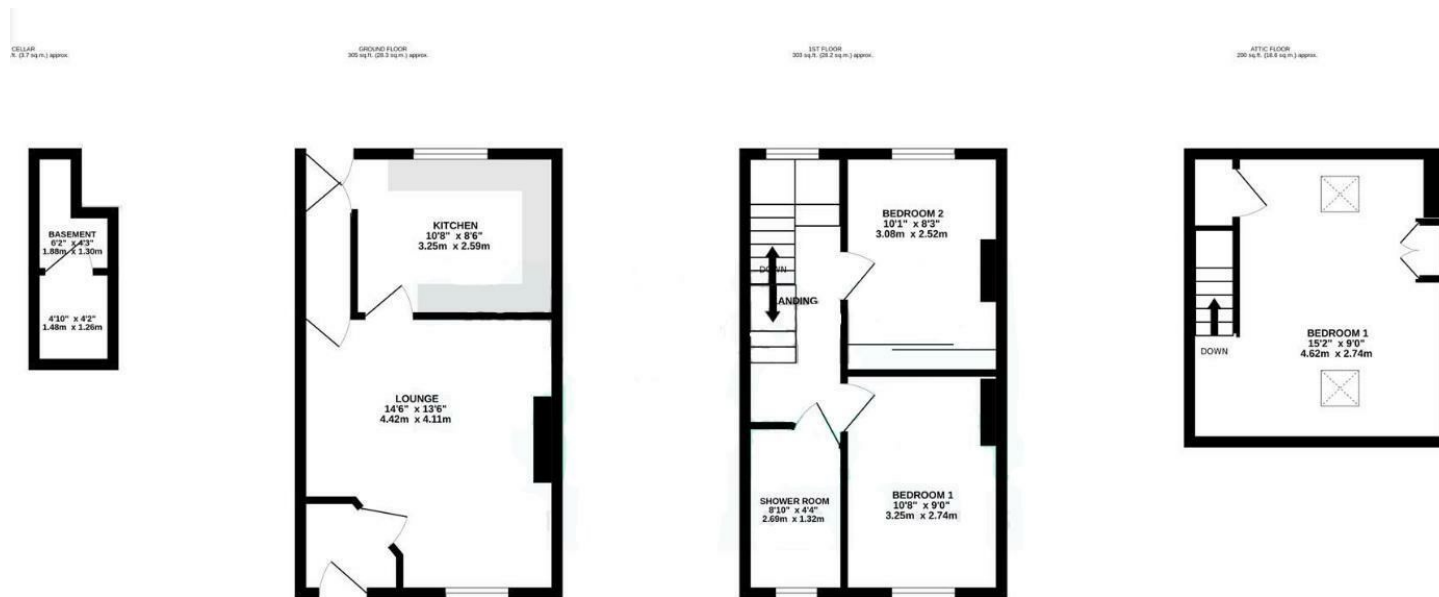
Call us now to arrange your viewing - Our lines are open 24/7 to take your call !!

Council Tax Band A

EPC rating C

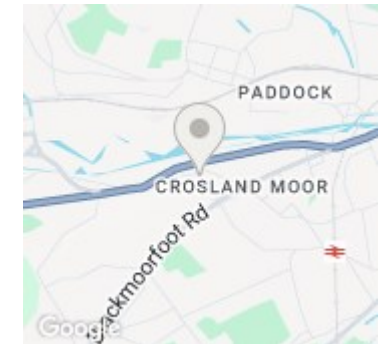


Open House Huddersfield



TOTAL FLOOR AREA : 1351sq.ft. (125.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	