



Primrose Hill Road, Huddersfield, HD4 6AH

welcome to

Primrose Hill Road, Huddersfield

Nestled in the heart of the ever-popular residential area of Primrose Hill, this deceptively spacious 3-bedroom end-terrace home offers an ideal blend of character, versatility, and modern convenience. Perfectly suited to families, first-time buyers, or investors alike.



Ground Floor

Kitchen

Spacious and modern kitchen with characterful brick-effect wallpaper that adds warmth and style to the space. With a double glazed window and external door to the front. Fitted with a range of base and wall units with laminate worktops. With an integrated fridge/freezer, space for stand alone oven/hob and undercounter washing machine/dryer, along with a feature seating area.

Lounge

Irregular Shaped Room x (x)

Good sized lounge fitted with carpeted flooring, with a double glazed window to the front. Plus ample space for dining table and chairs. Warmed by a central heating radiator.

Lower Ground Floor

Bedroom One

10' 1" x 19' 3" (3.07m x 5.87m)

Extremely spacious room which is modern and move in ready. With a double glazed window to the side, fitted with carpeted flooring and warmed by a central heating radiator.

First Floor

Bedroom Two

7' 7" x 17' 2" (2.31m x 5.23m)

Another fantastically spacious double bedroom with carpeted flooring, a double glazed window to the front and warmed by a central heating radiator.

Bedroom Three

10' 5" x 11' 5" (3.17m x 3.48m)

Well proportioned double bedroom with one double glazed window to the side and one to the front providing lots of natural light. With carpeted flooring and warmed by a central heating radiator.

Bathroom

Modern and well presented tiled family bathroom with a double glazed window to the side. Fitted with

a shower over bath, low flush WC and wash hand basin.



view this property online williamhbrown.co.uk/Property/HDF117843



welcome to

Primrose Hill Road, Huddersfield

- Spacious 3-Bedroom End-Terrace
- Versatile Ground Floor Bedroom
- Well-Presented and Move-In Ready
- Flexible Layout
- Desirable Location

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

offers in the region of

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDF117843](https://www.williamhbrown.co.uk/Property/HDF117843)



Property Ref:
HDF117843 - 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 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](https://www.williamhbrown.co.uk)