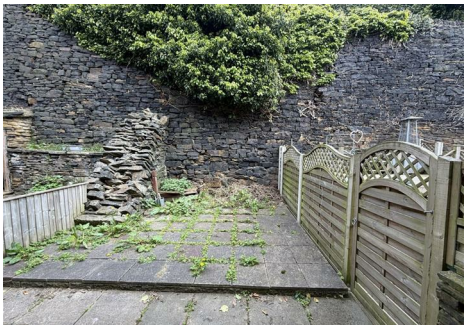
Property@Kemp&Co



77 Cliffe End Road, Longwood, Huddersfield, HD3 4FG

Offers Over £150,000

- Popular & Convenient residential Location
- Three bedrooms
- Off road parking to front of property
- Easy access to Huddersfield, Halifax & M62
- Realistically Priced
- Spacious Lounge
- Garden To The Rear
- uPVC Double Glazing & Gas Central heating
- Requires Cosmetic Attention
- Viewing Recommended

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222

sales@propertyatkemp.co.uk
propertyatkemp.co.uk

77 Cliffe End Road, Huddersfield HD3 4FG

Situated in this popular and extremely convenient residential location lies this three bedroomed through terraced residence providing accommodation which will be of special interest to the first time buyer, young family, or property investor.

An internal inspection is strongly recommended to fully appreciate the accommodation provided which, although requires cosmetic attention, this is reflected in the asking price.

The property comprises entrance vestibule, lounge, kitchen, three bedrooms, bathroom, off road parking to front, yard/garden to the rear, with the benefit of uPVC double glazing and gas central heating.

The property provides excellent access to Huddersfield, Halifax and the trans-Pennine road and rail network linking the business centres of Manchester & leeds and is being offered for sale at this realistic asking price to encourage a prompt sale.

3 1 1 D

Council Tax Band: A

ENTRANCE VESTIBULE
One double radiator and a fitted carpet.

From the Entrance Vestibule a door opens into the

LOUNGE
16'0" x 12'0"
With uPVC double glazed window to the front elevation, feature fireplace incorporating living flame electric fire on matching hearth, one TV point, one telephone point, one radiator with cover and a fitted carpet.

From the Lounge a door opens into the

KITCHEN
14'0" x 7'6"
Being fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer sink unit with mixer tap, four ring gas hob with electric oven, integrated fridge freezer and plumbing for automatic washing machine, uPVC double glazed window to the rear elevation overlooking the rear garden, inset spotlight fittings to ceiling, one double radiator, stable-style rear entrance door and laminate wood floor.

From the Kitchen a door opens to

CELLAR
Providing excellent storage facilities, one single radiator.

From the Entrance Vestibule stairs with fitted carpet lead to the

LANDING
With fitted carpet, from the Landing a door opens into the

BATHROOM
With three piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls and uPVC double glazed window to the rear elevation, inset spotlight fittings to the ceiling, chrome heated towel rail/radiator and a tiled floor.

From the Landing a door opens to

BEDROOM TWO
10'0" x 7'10"
Second double bedroom with uPVC double glazed window to the rear elevation, one double radiator, beam to ceiling and fitted carpet.

From the Landing a door opens into

BEDROOM ONE
15'10" x 9'10"
Double bedroom with uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM THREE
8'11" x 6'11"
This single bedroom has a uPVC double glazed window to the front elevation, one double radiator, one TV point, one telephone point and a fitted carpet.

GENERAL
The property is constructed of stone and has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band A

EXTERNAL
To the front of the property there is a tarmac off road parking area. To the rear of the property there is a small flagged patio garden with garden shed.

Directions

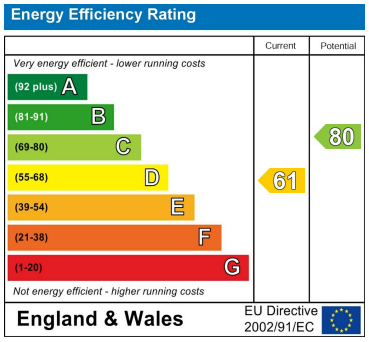
SAT NAV HD3 4FG

Viewings

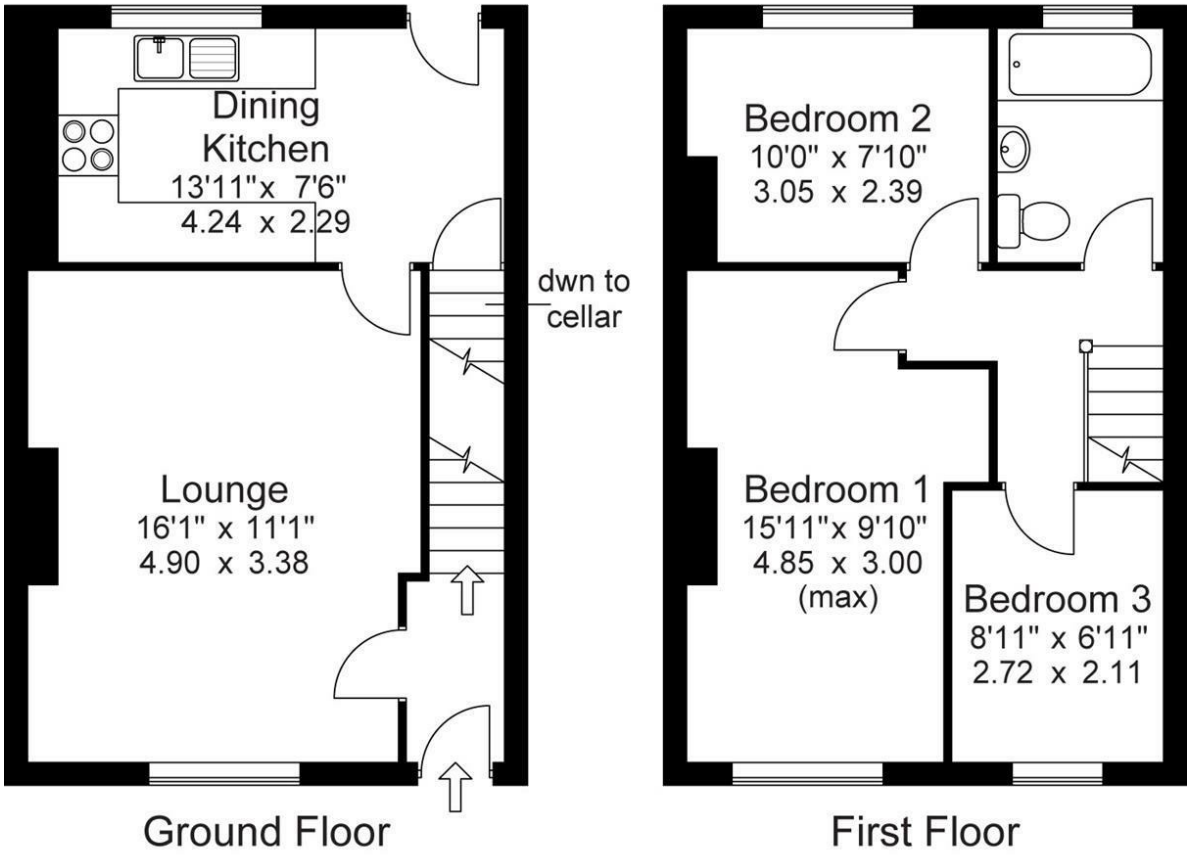
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

D



Approx Gross Floor Area = 764 Sq. Feet
= 71.0 Sq. Metres



For illustrative purposes only. Not to scale.

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222
sales@propertyatkemp.co.uk
propertyatkemp.co.uk