



Scholes Road, Birkby Huddersfield HD2 2PB

welcome to

Scholes Road, Birkby Huddersfield

A newly refurbished two-bedroom home tucked away in a quiet location, featuring open-plan living, a substantial cellar with conversion potential, front garden and excellent access to local amenities. Move-in ready and offered with no onward work required.



Agents Note: Aml

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge/Kitchen

17' 8" x 15' (5.38m x 4.57m)

Bedroom One

11' 4" x 9' 1" (3.45m x 2.77m)

Bedroom Two

8' 1" x 7' 10" (2.46m x 2.39m)



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Scholes Road, Birkby Huddersfield

- Recently rewired, replastered and redecorated throughout
- Spacious open-plan living kitchen
- Two well-proportioned bedrooms and family bathroom
- Substantial multi-room cellar with excellent conversion potential
- Quiet no-through road location with front garden and ample on-street parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£95,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF116868 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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