





Close Hill Lane, Newsome Huddersfield HD4 6JT

william h brown

welcome to

Close Hill Lane, Newsome Huddersfield

Ideal for first-time buyers and investors, this two-bedroom end-terrace home in popular Newsome offers a spacious lounge, superb kitchen,













Lounge
11' 2" x 11' 11" (3.40m x 3.63m)

Kitchen
10' 1" x 15' (3.07m x 4.57m)

Bedroom One
10' 10" x 15' 1" (3.30m x 4.60m)

Bedroom Two
7' 2" x 10' 6" (2.18m x 3.20m)

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.

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Close Hill Lane, Newsome Huddersfield

- Two-bedroom end-terrace property
- Ideal first-time buyer or investment opportunity
- Spacious lounge
- Superb fitted kitchen with ample space
- Generous double bedroom and good-sized second bedroom

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 2.37

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£130,000







Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119099

The Property Ombudsman

Property Ref:
HDF119099 - 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.

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