



Stile Common Road, Newsome, Huddersfield, HD4 6NE

welcome to

Stile Common Road, Newsome, Huddersfield

A beautifully presented stone-built home offering generous living space throughout, perfectly suited to first-time buyers or investors seeking a quality addition to their rental portfolio. Positioned close to the University of Huddersfield with excellent transport links and everyday amenities.



Entrance Vestibule

With laminate flooring and warmed by a central heated radiator.

Living Room

15' 10" into recess x 14' 7" (4.83m into recess x 4.45m)

A spacious and bright living area with laminate flooring and a large double glazed window overlooking the front of the property, warmed by two gas central heated radiators.

Kitchen

10' 11" x 8' 3" (3.33m x 2.51m)

A separate kitchen with tiled flooring, a double glazed window overlooking the rear of the property and an external door to the rear garden. With laminate worktops, a gas hob and an electric oven with an extractor hood over. The kitchen has a sink with a drainer, plumbing for the washing machine along with under-counter space for both a fridge and a freezer, and the room is warmed by a wall-mounted heated towel rail.

Bathroom (ground Floor)

The spacious house bathroom has a white three-piece suite including a low-flush W/C, a pedestal sink and a bath with a shower over. With tiled flooring, a double glazed window to the rear, loft access and warmed by a gas central heated radiator.

Cellar

A small cellar space accessed via the lounge housing the meters.

Landing

A carpeted landing with a double glazed window overlooking the rear.

Bedroom One

6' 7" x 14' 10" (2.01m x 4.52m)

A carpeted bedroom with a large double glazed window overlooking the front of the property and warmed by a gas central heated radiator.

Bedroom Two

7' 11" x 11' (2.41m x 3.35m)

A second bedroom with carpeted flooring, a double glazed window overlooking the front of the property, a gas central heated radiator and loft access.

Bedroom Three

10' 5" x 14' 10" (3.17m x 4.52m)

A carpeted third bedroom with a double glazed window overlooking the front and warmed by a gas central heated radiator.

Rear Garden

A fully paved patio garden, enclosed by timber fencing and with a stone-built outhouse. There is access to the rear garden through the ginnel from the front of the house.

Agency Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details



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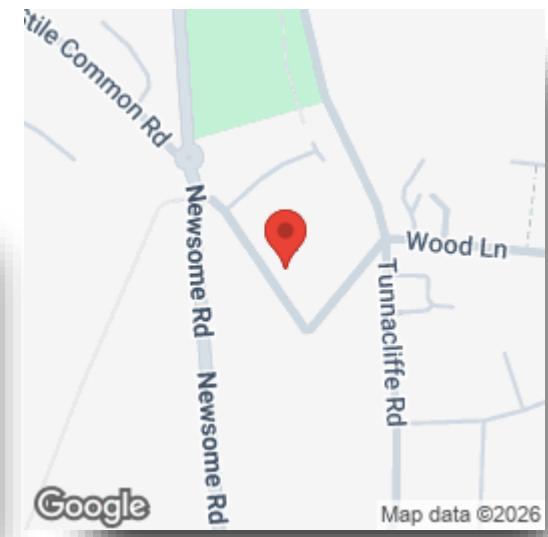
Stile Common Road, Newsome Huddersfield

- Offered chain free
- Ideal as an investment or first purchase
- Well-presented throughout
- Highly sought-after location
- Close to the University of Huddersfield, local amenities and town centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



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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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