



Mountjoy Road, Huddersfield, HD1 5QB

welcome to

Mountjoy Road, Huddersfield

Offered chain-free with scope for modernisation, this spacious bungalow set on a large plot with some great features such as off-road parking, garage and converted attic. Located close to Greenhead Park and the town centre of Huddersfield, ideal for those looking for a quiet yet convenient location.



Entrance Hallway

With carpeted flooring and a radiator.

Living Room

11' 10" x 16' 11" (3.61m x 5.16m)

A generously sized living room with carpeted flooring, two gas centrally heated radiators and a double glazed window overlooking the front garden.

Dining Room/Bedroom 3

11' 11" x 12' 11" (3.63m x 3.94m)

A flexible second reception room with carpeted flooring, a gas centrally heated radiator and a double glazed window overlooking the rear.

Kitchen

8' 3" x 14' 4" Maximum (2.51m x 4.37m Maximum)

With tiled flooring, integral cupboard space, a sink with draining board, two double glazed windows to the rear and space for a fridge/freezer and a washing machine.

Bedroom 1

On the ground floor, with carpeted flooring, a gas central heated radiator and a double glazed window overlooking the front.

Bedroom 2/Attic Conversion

To the first floor, a converted attic space with carpeted flooring, a double glazed window to the side of the house, and a gas centrally heated radiator. There is storage space into the eaves.

Bathroom

The house bathroom is located on the ground floor of the property and comprises of a bath, a pedestal sink and a low-flush W/C, with carpeted flooring, a radiator and a double glazed window overlooking the side of the property.

Externals

The property has a single, detached garage with barn doors and a single glazed window to the side. There is ample off-road parking on the tarmac driveway, with lawned garden space to both the front and the rear.



view this property online williamhbrown.co.uk/Property/HDF117456



welcome to

Mountjoy Road, Huddersfield

- Scope for modernisation
- Offered chain-free
- Highly sought-after location close to Greenhead Park
- Set on a large plot
- Garage and off-road parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: C 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.

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117456



Property Ref:
HDF117456 - 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 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