





May Street,Crosland Moor Huddersfield HD4 5DH

william h brown

welcome to

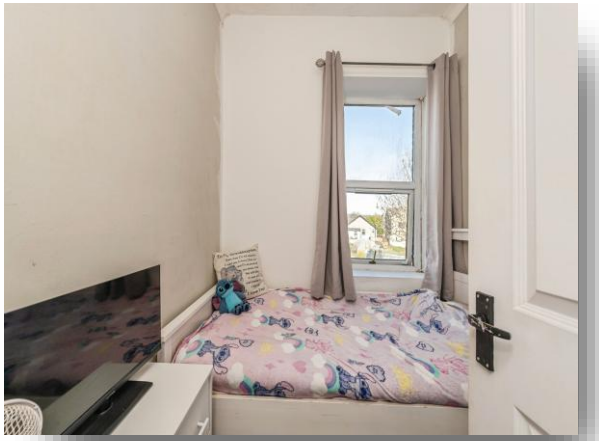
May Street, Crosland Moor Huddersfield

Neatly presented 2-bed on May Street, Crosland Moor. Features a cosy lounge, basement kitchen, double bedrooms and modern bathroom. Low-maintenance rear garden with shed and permit parking. Close to good schools, transport links and scenic walks.

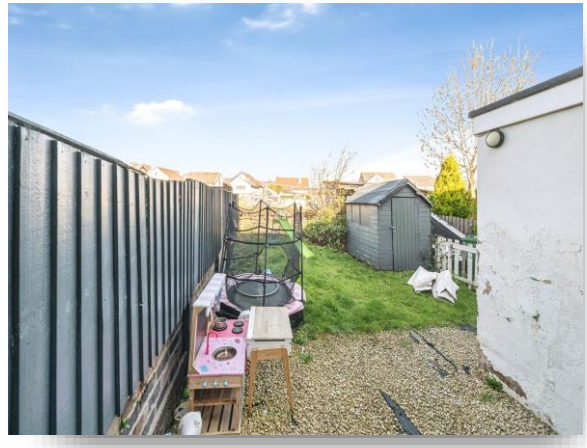












Lounge
14' 5" x 16' 10" max into recess (4.39m x 5.13m max into recess)

Kitchen
16' 4" basement x 8' 10" (4.98m basement x 2.69m)

Utility Room

Bedroom One
10' 11" into recess x 14' 6" (3.33m into recess x 4.42m)

Bedroom Two
7' 3" x 6' 9" (2.21m x 2.06m)

Bathroom (ground Floor)

Agents Note: Tenure
The seller has been unable to confirm the ground rent and services charges that could be applicable to the property. Please take this into consideration when deciding affordability factors. Your conveyancer will be able to raise enquires and respond in this regard.

Agents Note
There is an easement on the title, please enquire with the branch.

welcome to

May Street, Crosland Moor Huddersfield

- Neatly presented 2-bed home
- Cosy lounge and basement kitchen
- Two double bedrooms with storage and modern family bathroom
- Low-maintenance rear garden with shed and permit parking
- GUIDE PRICE £90,000 TO £100,000

Tenure: Leasehold EPC Rating: C
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.

guide price

£90,000 - £100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF118980

The Property Ombudsman

Property Ref:
HDF118980 - 0005

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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