



Manchester Road, Milnsbridge, Huddersfield, HD4 5SG

welcome to

Manchester Road, Milnsbridge, Huddersfield

A bright and spacious ground floor studio apartment in the heart of Milnsbridge. Featuring open-plan living, a fitted kitchen, shower room, rear yard and on-street parking. An ideal purchase for first-time buyers or investment landlords.



Open Kitchen/Living Area

15' 4" x 14' 2" +recess (4.67m x 4.32m +recess)

Studio Room

10' 6" x 9' 9" (3.20m x 2.97m)

Bathroom**Agents Note**

There is an easement on the title. Your conveyancer can take the necessary steps to advise.



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Manchester Road, Milnsbridge Huddersfield

- Ground floor studio apartment
- Ideal for first-time buyers or investors
- Bright open-plan kitchen, dining and living space
- On-street parking
- Popular Milnsbridge location

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

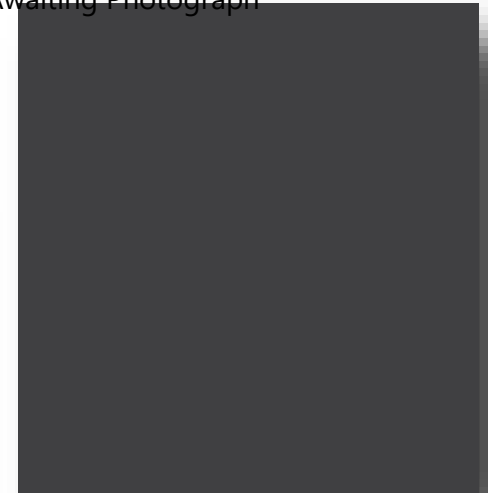
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1912. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£60,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF119133 - 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.

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