FREEHOLD







House - Semi-Detached (EPC Rating: D)

103 PRINCE ROYD HALIFAX ROAD, HUDDERSFIELD, HD3 3NQ

£100,000

Jowett
CharteredSurveyors & EstateAgents

2 | 1 | 1 | D

2 Bedroom House - Semi-Detached located in Huddersfield

103 PRINCE ROYD, HALIFAX ROAD, BIRCHENCLIFFE, HD3 3NQ

A compact 2 bed semi detached house constructed with stone and rendered walls, and a stone slated pitched roof with single storey artificial stone kitchen extension to rear with felted flat roof. This property has suffered from structural movement and will be of interest to builders, developers and speculators. It offers potential, being located set back from the main Halifax Road with driveway and grassed area to front, pathway to side, and close to a wooded embankment to the rear. The property has gas central heating and upvc double glazing. It is located in a convenient area for local schools, shops and bus services, being accessible for Birchencliffe and Lindley. The property is within 5 minutes travelling distance of the M62.

GROUND FLOOR

ENTRANCE LOBBY
To front, with radiator, stairs to first floor, cloakrail

SITTING ROOM
12'9 x 18
Fitted pebble living flame electric fire, mahogany style fire surround, small corner cupboard, radiator, window to front

KITCHEN
13' x 6'2"
Single drainer stainless steel sink unit, fitted cupboards, drawers, wall units, plumbing for automatic washing machine, 4 ring electric hob, built in Lamona electric oven, wall mounted Vokera RIELLO gas central heating boiler, ceiling striplight, window to rear, access door to side, plumbing for automatic washing machine

INNER LOBBY
With access to roof void

BASEMENT

KEEPING CELLAR
With stone flagged flooring, gas and electric meters, plus coal store to front

FIRST FLOOR

LANDING
Trapdoor access to roof void

BEDROOM 1
9'7" x 12'3"
Radiator, window to front

BEDROOM 2
6'3" x 9'4"
Including bulkhead store cupboard, radiator, window to front

BATHROOM
9'3" x 4'11"
Paneled bath, shower attachment, glazed screen door above bath, low flush wc, pedestal washbasin, obscure glazed window to side

OUTSIDE
Concrete driveway with off road car parking, pathway to front and side, grassed area with conifer trees and in need of cultivation.

TENURE
Assumed freehold

SERVICES
Mains sewer drainage, gas, water and electricity are laid on.

VIEWING
Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND
A. Information obtained from Directgov website.

ENERGY BAND
D

DIRECTIONS
From Huddersfield proceed along the A629 Halifax Road via New North Road to the traffic lights at Edgerton, and for a further ½ mile to the next set of traffic lights by the Cavalry Arms public house, proceed for a further 100 metres approx.



and the property will be seen on the left hand side, just set back from the main road, and opposite Shire Van Hire.

SOLICITORS

Bailey Smailes, 6 New North Parade, Huddersfield, HD1 5JP

EXTRAS

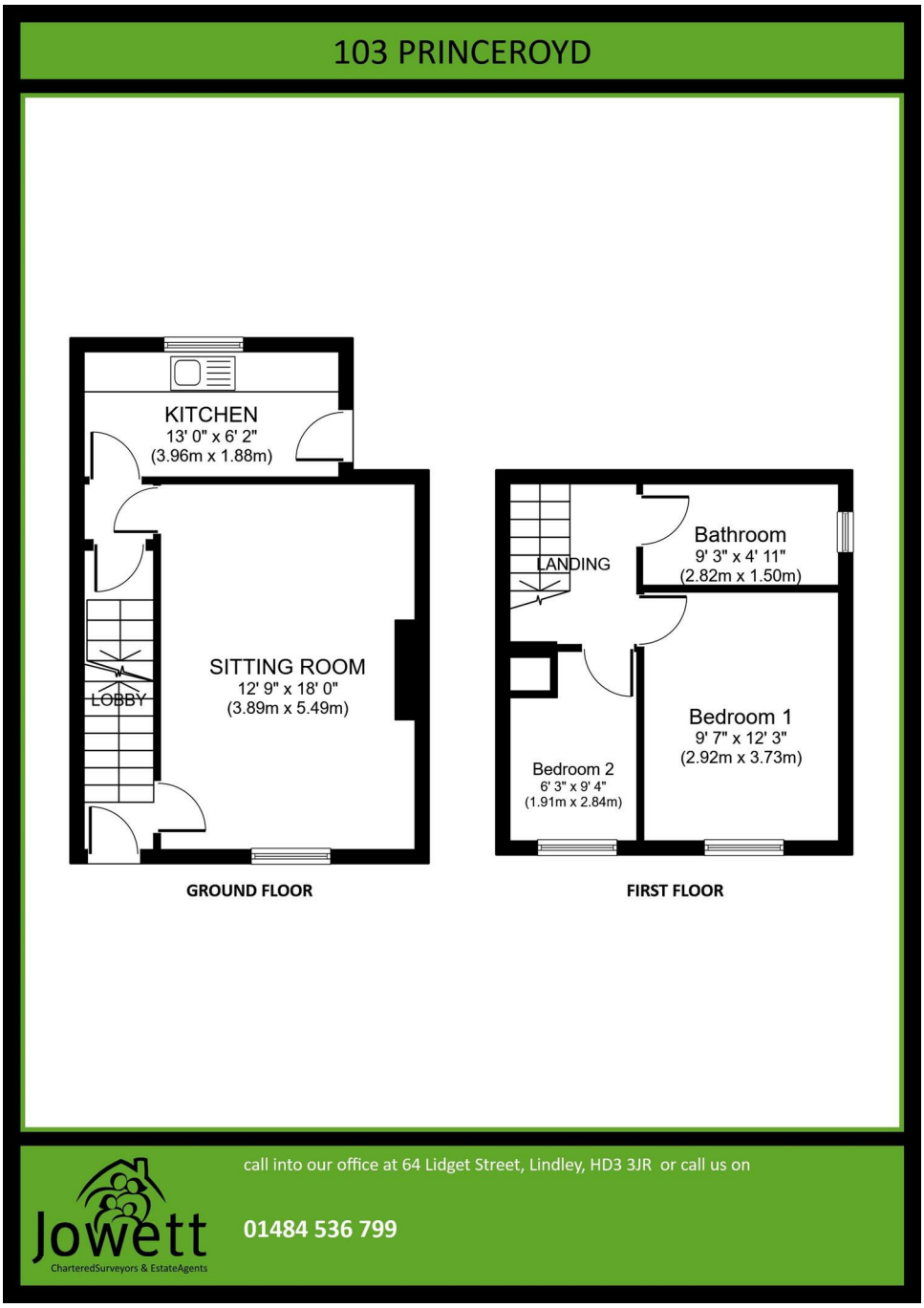
Carpets and blinds/curtains included as seen.

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given



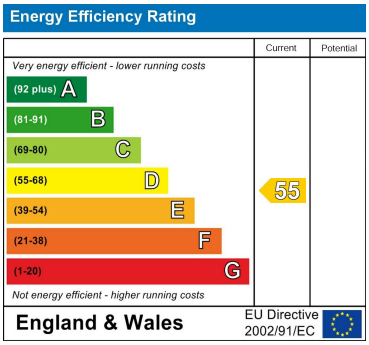




Council Tax Band

A

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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