Martin Thornton
ESTATE AGENTS

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Alder Street, Fartown
Huddersfield,

Offers in the region of £120,000

FOR THE ATTENTION OF CASH BUYERS ONLY!!

Located to the outskirts of Huddersfield is this three-bedroom semi-detached property. Although in need of a programme of modernisation, only by an internal inspection can one appreciate the deceptive nature of this family home. The accommodation comprises an entrance hall, lounge, dining room and kitchen to the ground floor. On the first floor there are three bedrooms and a bathroom. The property has uPVC double-glazing and a gas-fired central heating system. Externally, there is a lawned garden area and a driveway. At the rear of the property, there is a large walled and fenced garden. The property is offered with vacant possession, and would be an ideal home for a first-time buyer, investor or family. Early inspection is encouraged to not miss out.

Alder Street, Fartown
Huddersfield,

Floorplan

All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Details

Entrance Hallway
A timber door with glazed inserts and matching panels opens to the entrance hall where there are hanging hooks, a ceiling light point and a staircase leading to the first floor landing.

Living Room
This reception room is positioned at the front of the property where there is a walk-in splayed uPVC window, a ceiling light point and a radiator. The focal point of the room is a marble fire surround and hearth, home to a gas fire.

Dining Room
This room is positioned to the rear of the property and has a window to the rear elevation, along with a timber and glazed door providing access to a rear entrance porch. There is a stone and tiled hearth, home to a gas fire, a useful under stairs storage cupboard and a radiator. A sliding timber door gives access to the kitchen.

Kitchen
The kitchen has a range of wall and base cupboards, drawers, worktops and a stainless-steel sink unit with twin taps. There are two glazed windows to both of the side elevations, and this room is home to the Glow-worm central heating boiler.

Rear Entrance Porch
This is currently used to house a washing machine and has glazed windows to three elevations, along with a timber door with glazed inserts providing access to the rear garden.

First Floor Landing
From the entrance hall, the staircase gives access to the first-floor landing. This has a ceiling light point and access to loft space.

Bedroom One
This double bedroom is positioned at the front of the property and has a walk-in splayed uPVC window. The spacious room has plenty of space for furniture. It has a ceiling light point and a gas fire.

Bedroom Two
This bedroom is positioned at the rear of the property and has a uPVC window. It has a ceiling light point and a radiator.

Bedroom Three
This bedroom is positioned at the rear of the property and has a uPVC window, providing a similar outlook to that of bedroom two. It has a ceiling light point and a radiator.

Bathroom
The bathroom has a white three-piece suite comprising a panelled bath, a pedestal wash hand basin with twin taps and a low-level WC. There is a window to the side elevation and a ceiling light point.

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External Details

At the front of the property, there is a large garden area to one side and a flagged driveway to the other side, leading down the side of the property and around to the back. The large rear garden area has walled and fenced borders, with two potting sheds to the rear.

Tenure

The vendors inform us that the property is leasehold and we await further information.

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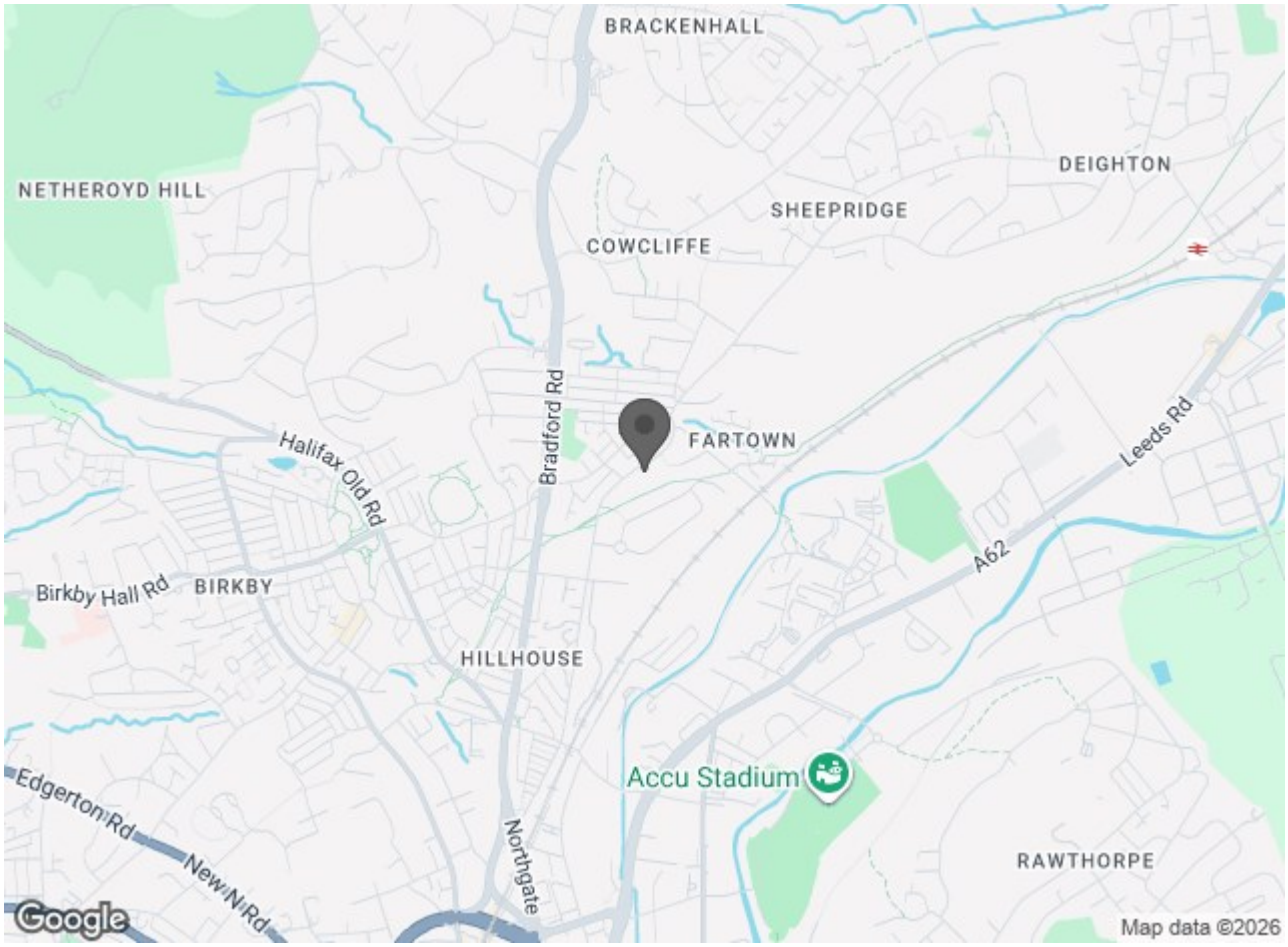
Directions



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