

Winton Street,Huddersfield HD1 3SW

william h brown

welcome to

Winton Street,Huddersfield

Spacious 4-bed mid-terrace over three floors with 2 reception rooms plus ground floor bedroom (optional 3rd reception). Includes loft conversion, gardens, downstairs WC with shower, on-street parking, and great access to local amenities and transport links.













Lounge
12' 3" x 11' (3.73m x 3.35m)

Kitchen
18' 5" x 8' 6" (5.61m x 2.59m)

Dining Room
15' 5" x 7' 5" (4.70m x 2.26m)

Bedroom Three (ground)
12' 2" x 6' 1" (3.71m x 1.85m)

Additional W/C
4' 8" x 2' 7" (1.42m x 0.79m)

Bedroom Two
11' 2" x 9' (3.40m x 2.74m)

Bedroom Four
9' 1" x 8' 6" (2.77m x 2.59m)

Bedroom One (attic Room)
14' 8" x 9' 6" (4.47m x 2.90m)

Bathroom
5' 11" x 5' 6" (1.80m x 1.68m)

Agents Note
The seller has been unable to confirm the ground rent and service charges and other relating leasehold information that may 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.

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- Four-bedroom home
- Spacious layout
- Flexible living areas
- Practical amenities
- Converted loft bedroom
- Outdoor space

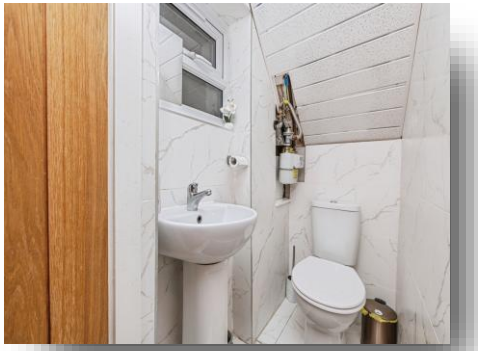
Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 1.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1934. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117614

The Property Ombudsman

Property Ref:
HDF117614 - 0003

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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