



Hammerton Road, Fartown, HUDDERSFIELD, HD2 2PS



welcome to

Hammerton Road, Fartown, HUDDERSFIELD

Spacious 3-bed semi in Fartown offering 2 receptions, a stunning sun room, modern kitchen, bright bedrooms and a smart shower room. Front/rear gardens, garage and driveway. Great access to M62, schools and local amenities.



Lounge

20' 10" x 11' 8" (6.35m x 3.56m)

Kitchen

9' 2" x 8' 11" (2.79m x 2.72m)

Sun Room

8' 2" x 9' 8" (2.49m x 2.95m)

Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m)

Bedroom Two

8' 10" x 9' 7" (2.69m x 2.92m)

Bedroom Three

8' 4" max x 9' 6" max (2.54m max x 2.90m max)

Bathroom**Agents Note**

There is a easement on the title, please enquire with the branch.



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welcome to

Hammerton Road, Fartown HUDDERSFIELD

- Three-bed semi-detached in popular Fartown location
- Standout sun room
- Three spacious bedrooms, two with fitted wardrobes
- Front and rear gardens, garage and driveway
- Close to M62 links, schools and amenities

Tenure: Leasehold EPC Rating: D

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 25 Mar 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118844 - 0004

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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