



**Beacon Street, Huddersfield, HD2 2RS**

**welcome to**

**Beacon Street, Huddersfield**

A perfect project home in Birkby, ideal for first-time buyers or investors. Features two good bedrooms, spacious living room with fireplace space, kitchen, cellar, porch and courtyard garden. Close to schools, amenities, transport links and the M62, with on-street parking.



**Lounge**

10' 3" x 11' 7" ( 3.12m x 3.53m )

**Kitchen**

12' 10" x 9' 11" ( 3.91m x 3.02m )

**Bedroom One**

13' 3" x 9' 1" ( 4.04m x 2.77m )

**Bedroom Two**

7' 11" x 9' 11" ( 2.41m x 3.02m )

**Agents Note**

The seller has been unable to confirm the ground rent and services charges that could 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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## Beacon Street, Huddersfield

- Two spacious bedrooms
- Prime Birkby location
- Living room fireplace space
- Cellar with potential
- Courtyard garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118887 - 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.

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](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**