





Crosland Hill Road,Crosland Moor Huddersfield HD4 5NZ

william h brown

welcome to

Crosland Hill Road, Crosland Moor Huddersfield

Beautifully presented four-bedroom end-terrace home in Crosland Hill, offering open-plan living/dining with French doors, a generous rear garden with decking, downstairs WC, family bathroom and a large driveway with parking for multiple vehicles.













Agents Note: Aml
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge
23' 8" x 15' 3" (7.21m x 4.65m)
Kitchen
21' 4" x 9' 7" (6.50m x 2.92m)
Bedroom One
12' 2" x 10' 11" (3.71m x 3.33m)
Bedroom Two
11' 11" x 8' (3.63m x 2.44m)
Bedroom Three
9' 10" x 9' 1" (3.00m x 2.77m)
Bedroom Four
10' 4" x 9' 1" (3.15m x 2.77m)

welcome to

Crosland Hill Road, Crosland Moor Huddersfield

- Beautifully Presented Four-Bedroom End-Terrace Home
- Popular Crosland Hill Location
- Spacious Open-Plan Living & Dining Area with French Doors to Garden
- Generous Rear Garden with Lawn and Decking Area
- Large Driveway Providing Off-Road Parking for Multiple Vehicles

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119387

The Property Ombudsman

Property Ref:
HDF119387 - 0002

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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01484 542072

huddersfield@williamhbrown.co.uk

8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.