



cornerstone
ESTATE AGENTS

Ashenhurst Road
Huddersfield



Ashenhurst Road,
Huddersfield

Offers Around £132,500

SUITABLE FOR BOTH FIRST-TIME BUYERS AND INVESTORS, THIS SEMI-DETACHED STONE BUILT PROPERTY, OFFERS WELL-PROPORTIONED LIVING SPACE WITH TWO DOUBLE BEDROOMS, OFF-ROAD PARKING, AND SPACIOUS GARDENS. WITH DOUBLE GLAZING AND CENTRAL HEATING, THE PROPERTY IS CONVENIENTLY LOCATED FOR EASY ACCESS TO NEWSOME'S AMENITIES AND HUDDERSFIELD TOWN CENTRE. THE LAYOUT INCLUDES AN ENTRANCE HALL, LOUNGE, KITCHEN, TWO BEDROOMS, AND A BATHROOM.

SITTING ROOM 13' 4" x 12' 1" (4.06m x 3.68m) Cosy sitting room benefiting from a wood burning stove, fitted carpet, door leading to the dining kitchen.

DINING KITCHEN 15' 1" x 7' 2" (4.6m x 2.18m) Large kitchen with fitted base and eye level units, laminate worktops with stainless steel sink, free standing cooker and gas hob, back door leading to the garden.

BATHROOM fitted 3 piece suite comprising bath with separate shower, basin and wc.



BEDROOM 15' 1" x 10' 10" (4.6m x 3.3m)
Large, double bedroom situated to the front of the property.

BEDROOM 10' 0" x 8' 11" (3.05m x 2.72m)
Situated to the rear of the property.

EXTERIOR Double width driveway to the front of the property, path leads to the rear. God sized rear garden with timber decked area, mainly laid to lawn, timber garden shed.

TENURE Freehold

EPC TBC

COUNCIL TAX A

WHAT3WORDS ///older.claim.tags

- AGENT NOTES** 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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

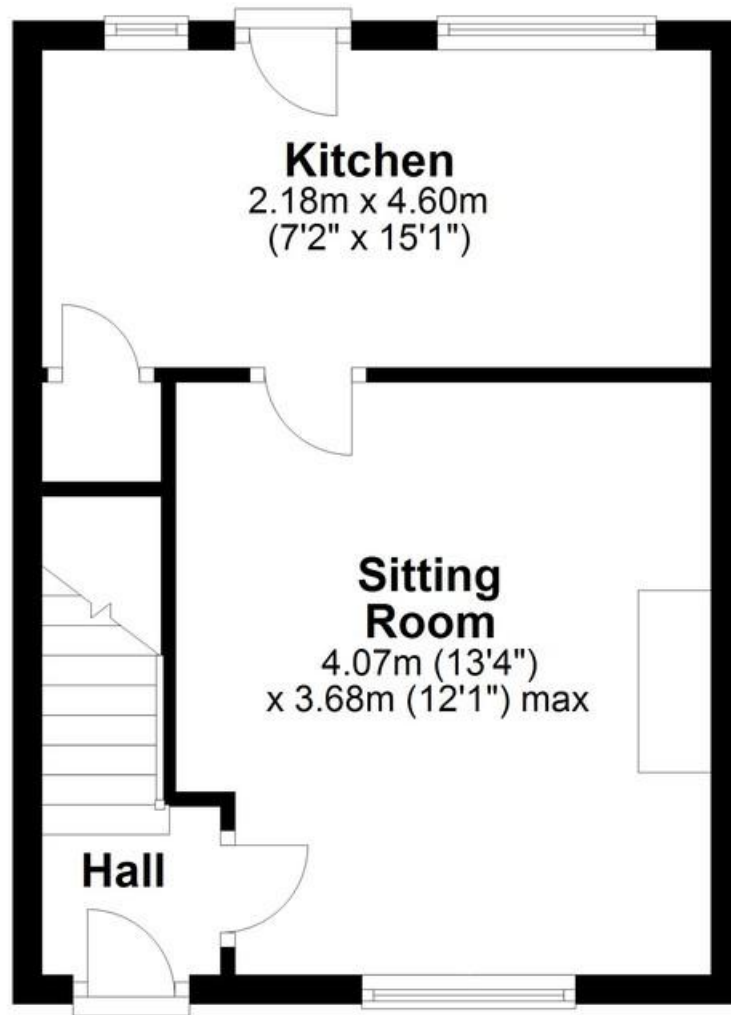






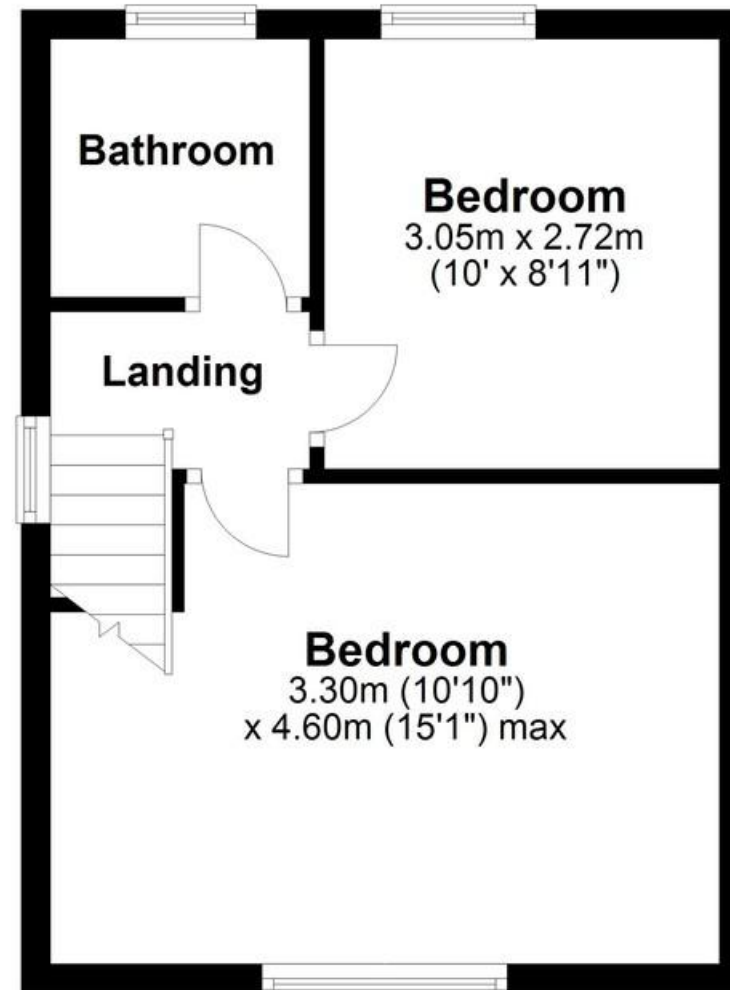
Ground Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.2 sq. feet)



Total area: approx. 58.7 sq. metres (631.5 sq. feet)