



cornerstone
ESTATE AGENTS

Highroyd Lane, Huddersfield



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Offers In Region Of 189,950

SPACIOUS FOUR BEDROOM END TERRACED HOUSE IN MOLDGREEN TUCKED AWAY IN A DELIGHTFUL QUIET LOCATION, THIS PROPERTY IS DONE TO A VERY HIGH STANDARD THROUGHOUT AND HAS HAD AN ATTIC CONVERSION TO CREATE A WONDERFUL HOME WHICH WOULD SUIT A FAMILY BUYER.

Spacious four bedroom end terraced house in Moldgreen tucked away in a delightful quiet location, this property is done to a very high standard throughout and has had an attic conversion to create a wonderful home which would suit a family buyer.

Accommodation is set over three floor which comprises; living room, dining room, kitchen, first floor landing bedrooms one and two, family bathroom, second floor landing, bedrooms three and four and bathroom two, the property also has a useful storage cellar and an enclosed rear garden.

The location is ideal for access to Huddersfield Town Centre as well as the main road network, you also have a range of amenities close by and several well regarded local schools.



DINING ROOM 14' 2" x 13' 10" (4.33m x 4.24m) Modern UPVC entrance door leading in to the dining room, front facing double glazed window, carpet flooring, gas fire, wall mounted radiator, wall and ceiling lights, archway leading to the living room and doors which provide access to the cellar head and the inner lobby

LIVING ROOM 10' 5" x 13' 9" (3.18m x 4.21m) Double glazed rear facing window, stripped wooden floor, gas fire, wall mounted radiator, wall and ceiling lights.

LOBBY Inner lobby accessed from the living room which has a glazed wooden door to the kitchen and stairs rising to the first floor.

KITCHEN 6' 5" x 13' 10" (1.97m x 4.23m) Fitted kitchen with a range of wall and base units, breakfast bar and roll top work surfaces, ceramic sink and drainer with mixer tap, electric oven, four ring gas hob with extractor fan above, plumbing for a washing machine and dishwasher, laminate flooring, wall mounted radiator, part tiled walls, light to ceiling and a rear facing double glazed door leading out to the garden

FIRST FLOOR LANDING Carpet to the stairs and landing, front facing double glazed window, wall mounted radiator, light to ceiling, doors which provide access to the first floor bedrooms, bathroom and stairs which rise to the second floor with a useful storage cupboard below.

BEDROOM ONE 10' 11" x 14' 0" (3.33m x 4.27m) Front facing double glazed window, wall mounted radiator, carpet flooring, light to ceiling and fitted storage.

BEDROOM TWO 11' 2" x 13' 8" (3.41m x 4.19m) Rear facing double glazed window, wall mounted radiator, carpet flooring and light to ceiling

BATHROOM 5' 7" x 9' 7" (1.72m x 2.93m) Bath with mixer tap, tiled shower enclosure with glass door and mains fed mixer shower, wash basin with pedestal, vanity W.C, laminate flooring, chrome towel radiator, fully tiled walls, spot lighting and rear facing double glazed window.

SECOND FLOOR LANDING Carpet to the stairs and landing, front facing velux window, storage cupboard, light to ceiling and doors to access the second floor bedrooms and bathroom.

BEDROOM THREE 11' 4" x 8' 3" (3.46m x 2.54m) Rear facing velux window, carpet, wall mounted radiator, light to ceiling and eaves storage.

BEDROOM FOUR Rear facing velux window, carpet, wall mounted radiator, light to ceiling and eaves storage.

BATHROOM TWO Low flush W.C, wash basin with pedestal, tiled shower enclosure with folding glass door and electric shower, lino flooring, spot lighting, extractor fan and a velux window.

CELLAR 9' 9" x 13' 10" (2.99m x 4.23m) Useful storage cellar with good head height, power and light.

OUTSIDE Gated side passage which leads to the rear garden which currently has a timber garden shed which is ideal for bike and garden storage. To the rear of the property is an enclosed low maintenance garden and has flower beds and mature plants, shrubs and trees.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band A

EPC: D

What3Words: ///blows.probe.type

Parking: On Street

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider

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.



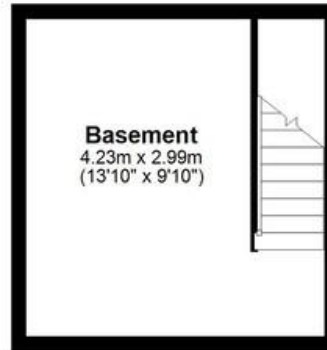






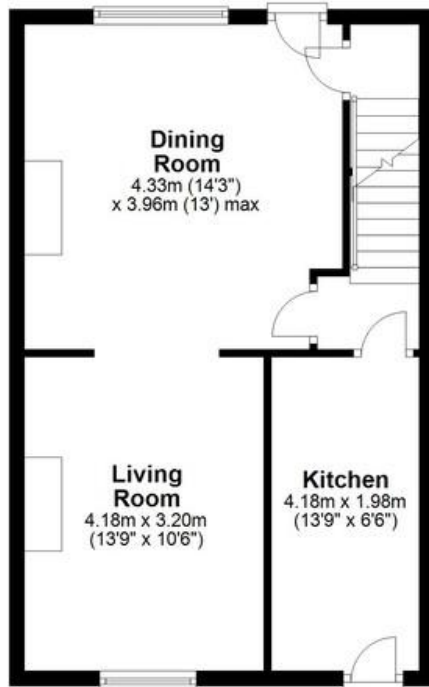
Basement

Approx. 16.8 sq. metres (181.1 sq. feet)



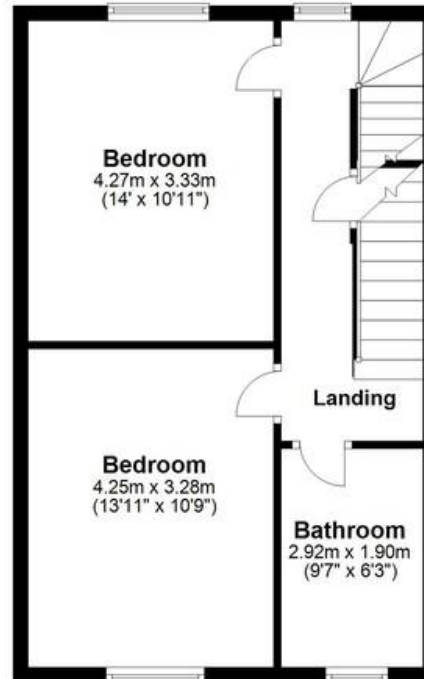
Ground Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



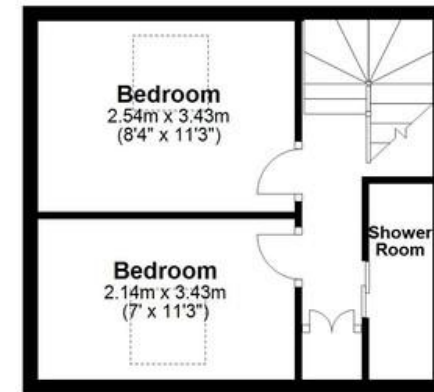
First Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Second Floor

Approx. 25.2 sq. metres (271.4 sq. feet)



Total area: approx. 132.3 sq. metres (1423.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		