



cornerstone  
ESTATE AGENTS

Almondbury Bank  
Huddersfield



Almondbury Bank,  
Huddersfield  
Offers in Region Of £165,000

WE ARE DELIGHTED TO INTRODUCE THIS SPACIOUS AND CHARMING THREE-BEDROOM HOUSE LOCATED IN THE HEART OF MOLDGREEN. THIS INVITING PROPERTY FEATURES A GENEROUSLY SIZED LIVING ROOM, A DINING KITCHEN WITH BOTH WALL AND BASE UNITS, AND A DOOR LEADING TO A BASEMENT. THE HOUSE INCLUDES THREE BEDROOMS, A FRONT PORCH, AND A REAR PORCH. THE EXTERIOR BOASTS A WELL-SIZED FRONT AND SIDE GARDEN, ALONG WITH A PAVED REAR YARD.

## DESCRIPTION

We are delighted to introduce this spacious and charming three-bedroom house located in the heart of Moldgreen. This inviting property features a generously sized living room, a dining kitchen with both wall and base units, and a door leading to a basement. The house includes three bedrooms, a front porch, and a rear porch. The exterior boasts a well-sized front and side garden, along with a paved rear yard.

Upon entering the ground floor, you are greeted by a spacious front porch and hall. The living room is adorned with a striking gas-fired stove, complete with a brick-built surround. The large dining kitchen is equipped with fitted base and wall units, a round-edge laminate worktop with a composite sink, an integrated dishwasher, washing machine, and a fitted oven with a gas hob and extractor hood. A door leads to the rear porch, providing access to the basement.



Moving to the first floor, you'll find two double bedrooms and a single bedroom with a convenient storage cupboard. The accompanying shower room features a double shower cubicle, pedestal wash hand basin, and WC.

Externally, the property enjoys a corner position, boasting front and side gardens, along with a gated rear yard featuring a stone-built shed which is fully wired and currently holds a tumble dryer and two fridge freezers.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band A

EPC: D

What3Words: ///found.scan.deed

Parking: TBC

## UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: TBC

Broadband: Ultrafast Available

Mobile Coverage: 4G Available

## 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



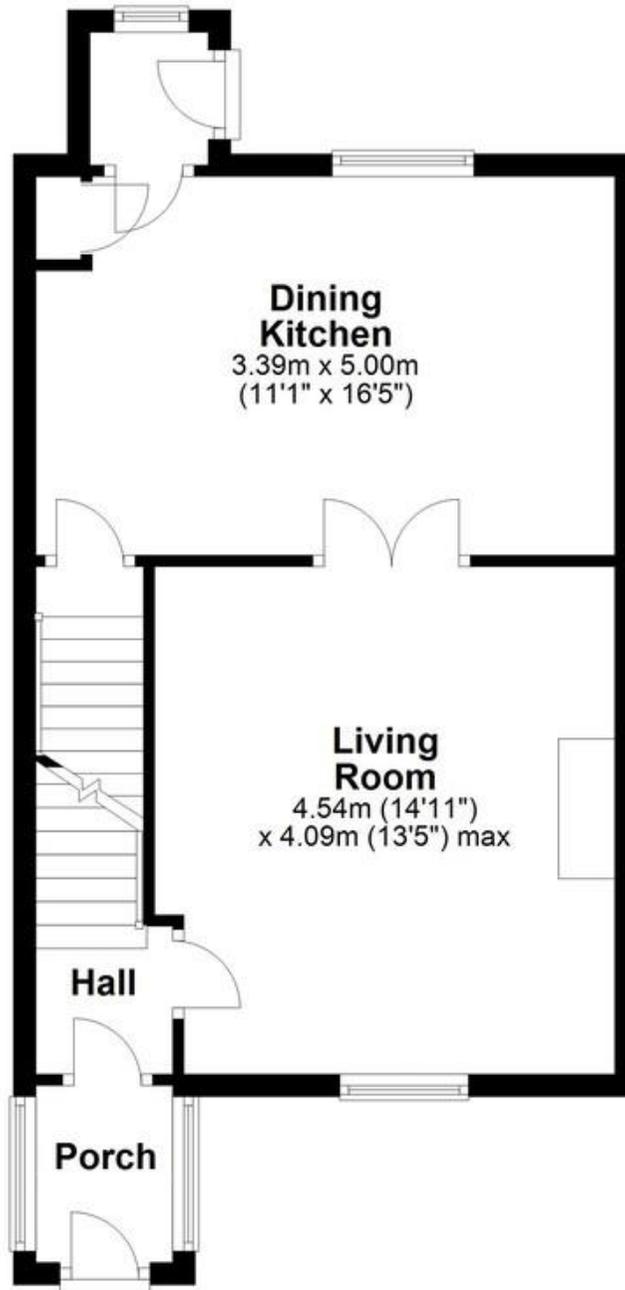






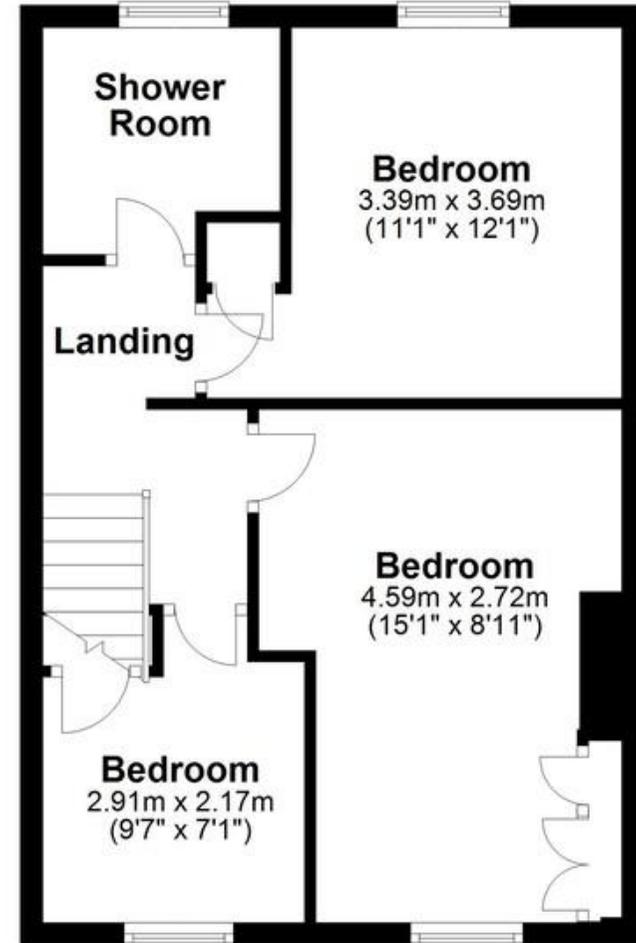
## Ground Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



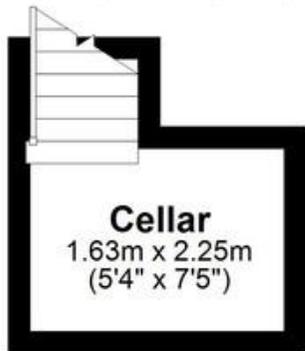
## First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



## Basement

Approx. 4.4 sq. metres (47.7 sq. feet)



Total area: approx. 89.9 sq. metres (967.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		