



cornerstone
ESTATE AGENTS

Sunningdale Road
Huddersfield



Sunningdale Road Huddersfield

Offers In Region Of £95,000

ATTENTION FIRST TIME BUYERS

AN IDEAL OPPORTUNITY FOR FIRST-TIME BUYERS AND LANDLORDS. THIS PROPERTY COMBINES AFFORDABILITY AND CONVENIENCE, MAKING IT PERFECT FOR THOSE STEPPING ONTO THE PROPERTY LADDER OR INVESTORS SEEKING A HIGH-DEMAND RENTAL. MOVE-IN READY AND LOW-MAINTENANCE

Located in Crosland Moor, this 2-bedroom mid-terrace home offers both comfort and practicality. Featuring a front driveway for convenient parking and a rear garden. Recent upgrades include new rear windows, recemented ridge tiles, and a repointed chimney top. Welcoming porch leading into a spacious lounge area with a large front window that fills the space with natural light. To the rear, you'll find a kitchen with lovely views of the back garden and the backdrop of woodland. Upstairs, this home features a generously sized main bedroom and a well-proportioned single bedroom. The bathroom offers an electric shower and tiled walls.

With its attractive features and strong investment potential, it offers a great entry point into homeownership or a promising addition to any rental portfolio



ADDITIONAL INFORMATION

Tenure: Leasehold

Council Tax: A

EPC: TBC

Parking: Off Road

What3words: Vibes.Oiled.Taped

UTILITIES

Gas: Mains

Electric: Mains

Water: Mains

Heating: Gas

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G 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 WHATSOEVER IN RELATION TO THIS PROPERTY.

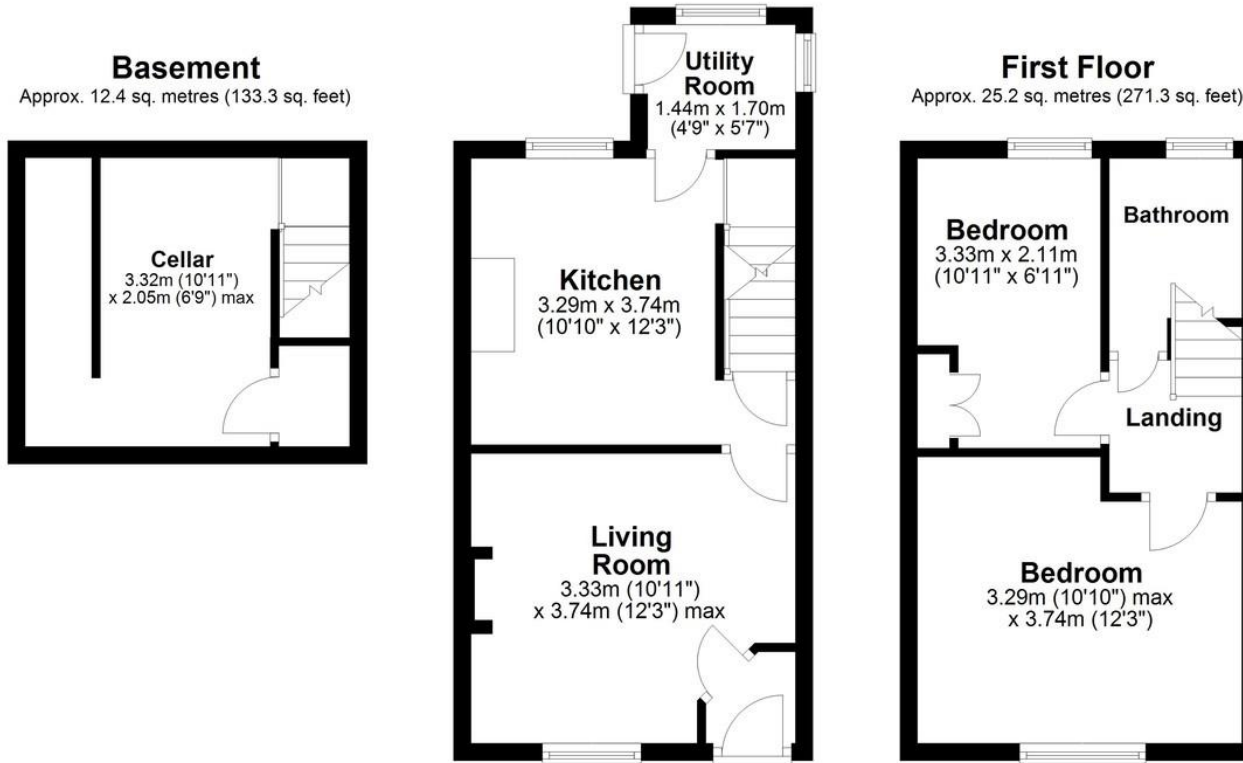






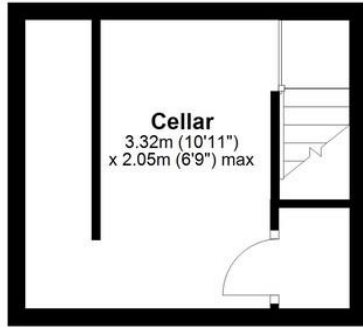
Ground Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



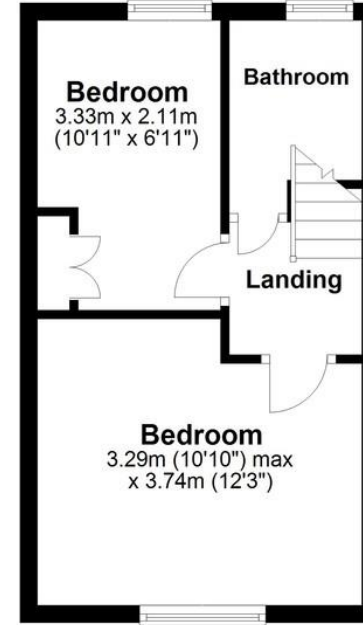
Basement

Approx. 12.4 sq. metres (133.3 sq. feet)



First Floor

Approx. 25.2 sq. metres (271.3 sq. feet)



Total area: approx. 65.3 sq. metres (703.1 sq. feet)