

FREEHOLD



House - Mid Terrace (EPC Rating:)

**388 BLACKMOORFOOT ROAD,
HUDDERSFIELD, WEST YORKSHIRE, HD4**
Guide Price

£80,000



1 Bedroom House - Mid Terrace located in Huddersfield

Full description

388 BLACKMOORFOOT ROAD, CROSLAND MOOR, HD4 5NP

An appealing stone built and slated inner terraced front back to back house located in a convenient and established residential area, accessible for local amenities. The property has a useful basement/lower ground floor level with door to front from this room. There is scope for converting this into living accommodation. The property is in need of modernisation and upgrade. It does have upvc sealed unit double glazing and gas fired central heating.

The accommodation comprises:-

GROUND FLOOR

ENTRANCE LOBBY

Radiator, cloakrail, stairs to first floor and access into

LIVING ROOM (14 ft 10 inches x 15 ft max)

Log burning stove, Adam style timber fire surround, recess, shelving and drawers, radiator, wall light points, window to front, open through to

KITCHENETTE (7 ft 3 inches x 4 ft 9 inches)

Single drainer stainless steel sink unit, electric cooker point, window to passageway side, trapdoor hatch with access down to lower ground floor/basement

BASEMENT (18 ft x 15 ft overall)

Concrete floor, single drainer stainless steel sink unit, wall mounted modern Vaillant eco TEC pro 28 gas combination central heating boiler, brick walling, plumbing for automatic washing machine, access door to front with steps leading up to raised garden area

FIRST FLOOR

LANDING

With walk in store cupboard, cloak rail

BEDROOM 1 (11 ft 9 inches x 14 ft 10 inches max)

Chimney breast, radiator, window to front

BATHROOM (8 ft 11 inches x 9 ft 10 inches max)

Coloured suite with pedestal washbasin, low flush wc, paneled bath, TRITON Cara instant electric shower fitting above bath, radiator, bulkhead store cupboard, part tiled walls, obscure glazed window to front

OUTSIDE

Stone walling to front, steps leading down to lower ground floor/basement and steps up to front entrance, raised garden area with planted border

TENURE

Assumed freehold (solicitor to confirm)

SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND

A

ENERGY BAND

DIRECTIONS

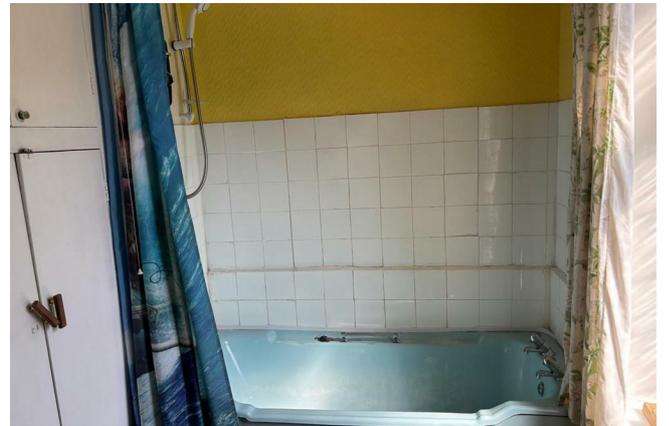
From Huddersfield proceed along the A62 Oldham/Manchester Road from Chapel Hill. At the first set of traffic lights carry straight on and then straight ahead at the second set of traffic lights on the A62 before taking the left hand filter lane at the next set of lights and ascend into Blackmoorfoot Road. Carry on for approximately $\frac{3}{4}$ mile through the traffic lights with Park Road West, and the property will be seen on the right hand side after the left hand turning for Dryclough Road.



SOLICITORS

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



388 Blackmoorfoot Road, Crosland Moor, HD4 5NP



call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

A

Energy Performance Graph

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

