

FREEHOLD



House - End Terrace (EPC Rating:)

**113 SUNNINGDALE ROAD, HUDDERSFIELD,
WEST YORKSHIRE, HD4 5DX**
Fixed Asking Price

£87,500

2 Bedroom House - End Terrace located in Huddersfield

113 SUNNINGDALE ROAD, CROSLAND MOOR, HD4 5DX

An inter war extended end through terrace house located in a quiet location, accessible for local amenities at Crosland Moor and within 2 miles approx. of Huddersfield town centre. The property is constructed mainly with stone faced walls, cement rendered gable, slated pitched roof with a flat felted roof to the single storey kitchen extension. It would be of interest to first time buyers and the investor type purchaser. The property is situated at the end of the established terrace block, and there are two relatively modern stone built semi detached houses close by enhancing the area. The property is in need of modernization and upgrade. It has gas fired central heating and upvc sealed unit double glazing.

The accommodation comprises:-

GROUND FLOOR

Living room (12 ft x 22 ft max)

Painted Adam style fireplace, 2 radiators, window to front, access to basement and stairs to first floor, access door leading into

Breakfast kitchen (10 ft x 10 ft)

Full description

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Painted Adam style fireplace, 2 radiators, window to front, access to basement and stairs to first floor, access door leading into

Breakfast kitchen (10 ft x 10 ft)

Single drainer 1½ bowl sink unit, 4 ring gas hob, built in electric oven, radiator, fitted cupboards, drawers, wall units, windows to rear and side, access door to side

FIRST FLOOR

Landing

Bedroom 1 (12 ft 2 inches x 11 ft max)

Including chimney breast, radiator, dado rail, window to front

Bedroom 2 (7 ft x 10 ft 10 inches)

Fitted wardrobe, radiator, window to rear, wall mounted gas condensing central heating boiler

Bathroom (4 ft 10 inches x 7 ft 4 inches)

Including bulkhead store cupboard, white panelled bath, chrome shower fitting above, washbasin, low flush wc, radiator, fully tiled walls, obscure glazed window to rear

BASEMENT

Wash cellar with old sink unit, water and electric meters plus former coal store

OUTSIDE

Garden to front with stone walling and pathway entrance. Small paved area and narrow stepped entrance to rear giving access into the breakfast kitchen.

TENURE

Long leasehold for unexpired term of 999 year lease from 1929. Nominal ground rent £1.25.

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

D

DIRECTIONS

From Huddersfield proceed down Chapel Hill along the A616 Sheffield Road for approximately 1½ miles to



Lockwood traffic lights. At the lights turn right into Swan Lane. Carry on Swan Lane going under the railway bridge, bearing right, and at the mini roundabout turn left into Yew Green Road. Ascend Yew Green Road merging into Nabcroft Lane. After a short distance turn back sharp left into Sunningdale Road. Follow the road round to the right and go to the end of the cul-de-sac. 113 will be seen on the left hand side.

SOLICITORS

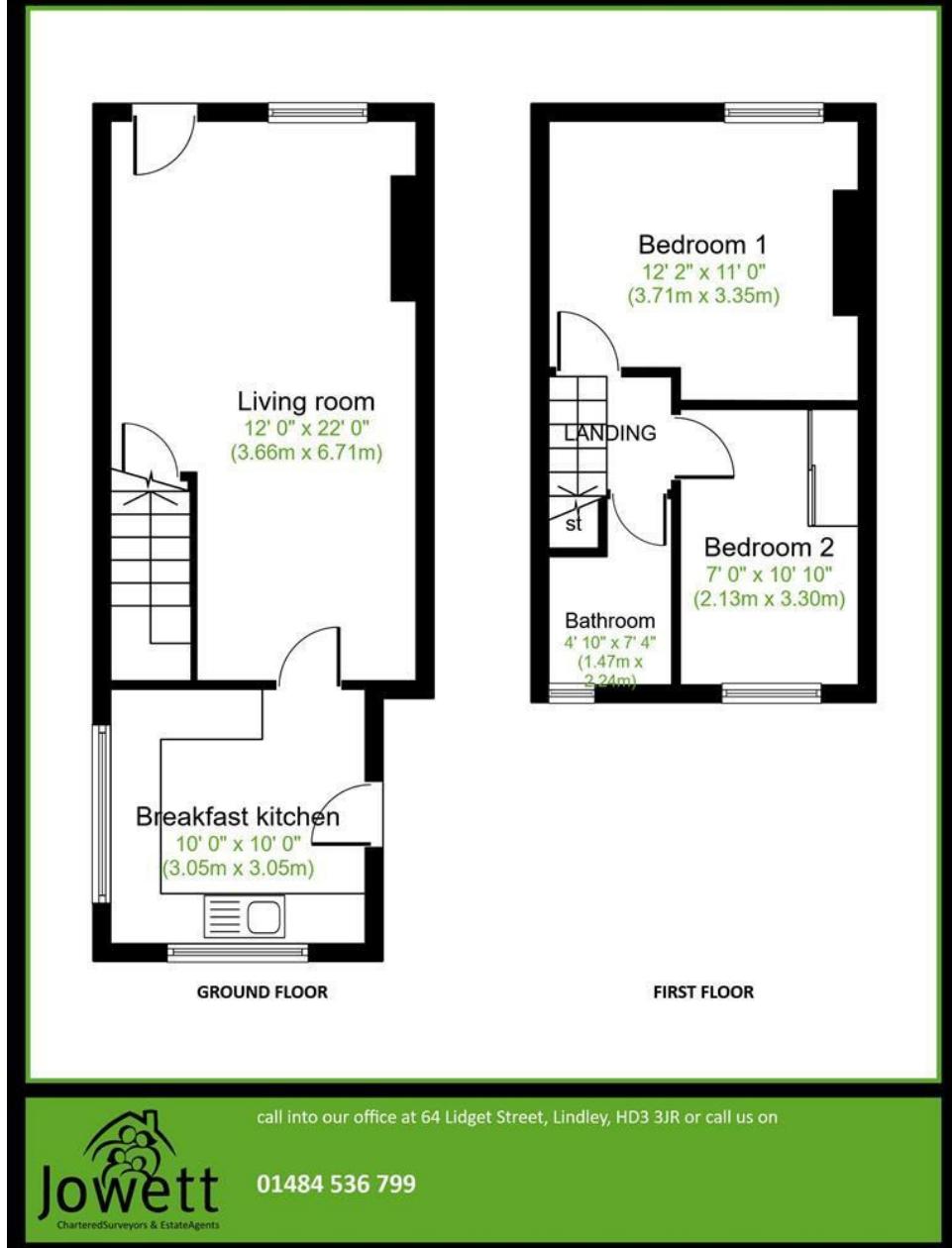
EXTRAS

Carpets included as seen.

NB

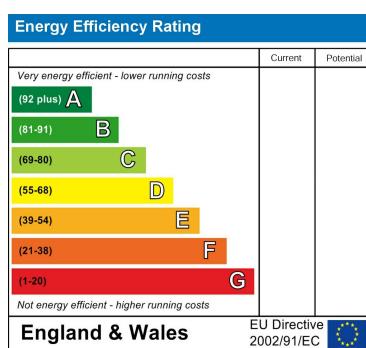
Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services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





Council Tax Band

Energy Performance Graph



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.