

FREEHOLD



House - Terraced (EPC Rating:)

217 BLACKMOORFOOT ROAD,
HUDDERSFIELD, WEST YORKSHIRE, HD4
Guide Price

£75,000

1 Bedroom House - Terraced located in Huddersfield

217 BLACKMOORFOOT ROAD, CROSLAND MOOR, HD4 5RL

A compact modernized stone built inner terrace back to back cottage with concrete tiled pitched roof. The property is located in a convenient and accessible position, close to local shops, schools and bus services. The property is within 2 miles from Huddersfield town centre and will be of interest to first time buyers and the investor market, close to Huddersfield university. It has been recently modernized and upgraded. There is gas central heating and upvc sealed unit double glazing. The accommodation comprises:-

GROUND FLOOR

Entrance lobby

Radiator, stairs to first floor

Living room/kitchen (13 ft x 14ft) overall

Radiator, recently installed new kitchen cupboards, drawers, wall units, 4 ring electric hob, built in LAMONA stainless steel electric oven, wall mounted BAXI gas central heating boiler, plumbing for automatic washing

Full description

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BASEMENT

Arched vaulted cellar

FIRST FLOOR

Landing

With trapdoor access to roof void

Bedroom 1 (10 ft x 14 ft 2 inches)

Including chimney breast, radiator, window to front

Bathroom (5 ft 9 inches x 6 ft 6 inches)

Recently installed white suite with panelled bath, pedestal washbasin, low flush wc, chrome shower fitting above bath with glazed screen door, radiator, obscure glazed window to front

OUTSIDE

Stone walling and stone pillared entrance to front forecourt with wrought iron gate

TENURE

Believed to be long leasehold for unexpired term of 999 year lease at a nominal ground rent, (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

D

DIRECTIONS

From Huddersfield proceed along the A62 Oldham/Manchester Road via Chapel Hill, going straight ahead at the first set of traffic lights, at the next set of traffic lights take the left hand filter lane on to Blackmoorfoot Road. Ascend this road for approximately ½ mile through the traffic lights with Park Road West, and



the property will be seen on the left hand side by the bus stop sign.

SOLICITORS

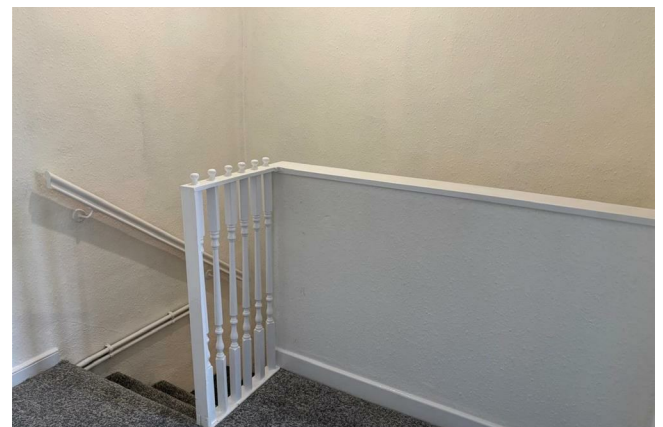
Bailey Smailes, 6 New North Road, Huddersfield, HD1 5JP.
Tel 01484 435543.

EXTRAS

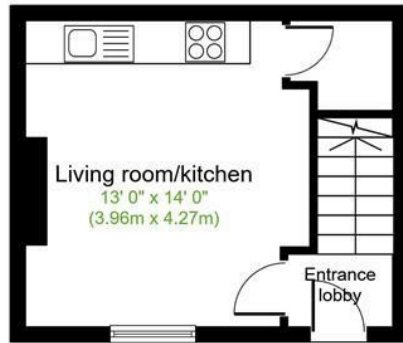
Carpets and curtains included as seen.

NB

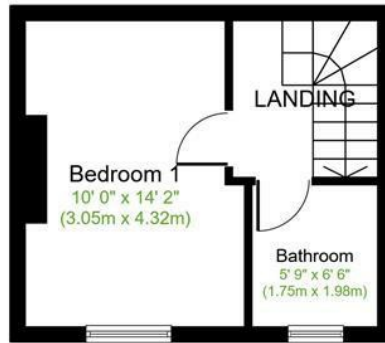
Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services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



217 BLACKMOORFOOT ROAD, CROSLAND MOOR, HD4
5RL



GROUND FLOOR



FIRST FLOOR



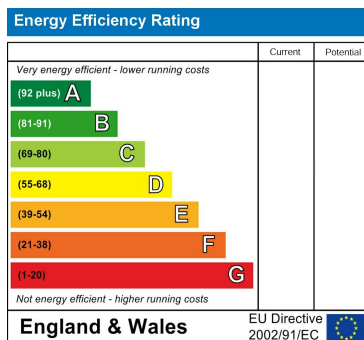
call into our office at 1 Market Street, Huddersfield HD1 2EH, or call us on

01484 536 799

Council Tax Band

A

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.

