

FREEHOLD



House - End Terrace (EPC Rating: D)

**28 FAIR LEA ROAD, HUDDERSFIELD, HD4
6HA**

£175,000


Jowett
Chartered Surveyors & Estate Agents



3 Bedroom House - End Terrace located in Huddersfield

An appealing stone built and slated end through terrace house, occupying a corner plot position in this established residential area, accessible for local amenities and approximately 2 miles from the Huddersfield town centre. The property has been partially modernized and has gas fired central heating, upvc double glazing, modern bathroom suite, trapdoor access and fold down ladder to roof void. There are stripped pine paneled doors at first floor level. It has pleasant surroundings close to older period properties in the Taylor Hill area.

ENTRANCE LOBBY

Radiator, stairs to first floor and access into

LIVING ROOM

15'3" x 14'

Radiator, inset for fireplace with chimney breast, window to front

DINING KITCHEN

14'2" x 7'11"

Single drainer stainless steel sink unit, fitted cupboards, drawers, wall units, gas cooker point, radiator, window to rear and access into

PANTRY STORE

window to side, electric consumer unit and shelving

BOILER STORE

housing gas central heating boiler and additional understairs storage area

FIRST FLOOR

LANDING

Trapdoor access and fold down ladder into roof void, gable window

BEDROOM 1

11'6" x 13'2"

Radiator, fitted wardrobes, chimney breast, window to front

BEDROOM 2

10'3" x 8'11"

Radiator, recess to door, window to rear with pleasant garden aspect

BEDROOM 3

6'8" x 9'8"

Including bulkhead display, radiator, window to front

BATHROOM

7'10" x 5'6"

Modern white suite with paneled bath, shower fitting, vanity unit, pedestal washbasin, low flush wc, shower paneled walls, radiator, two windows to rear.

OUTSIDE

Stone boundary walling, paved pathway to front, pathway to rear and side. Generous gardens to front, side and rear, with pleasant aspect

TENURE

Freehold

SERVICES

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

VIEWING

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

COUNCIL TAX BAND

A. Information obtained from Directgov website.

ENERGY BAND

D

DIRECTIONS

From Huddersfield proceed along the A616 Woodhead Road for approximately 1½ miles to the traffic lights at Lockwood. At the lights turn left, keeping to the A616 Woodhead Road towards Honley and Holmfirth. After a short distance, and



beyond the right turn in the road, look to fork left up Taylor Hill Road and just after the Shell petrol station on the right. Ascend the narrow Taylor Hill Road and towards the top, after the left turning for Stoney Cross Street, turn left into Fair Lea Avenue, and then at the crossroads with Fair Lea Road the property will be seen on the corner plot to the right.

SOLICITORS

EXTRAS

Carpets and curtains included as seen.

NB

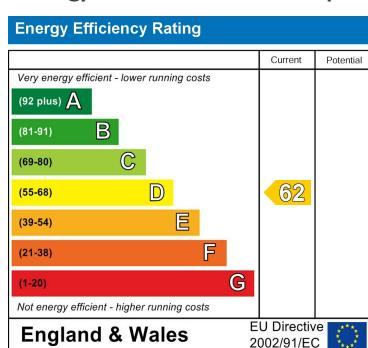
Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services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



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.