

FREEHOLD



House - End Terrace (EPC Rating:)

**11 BOW STREET, HUDDERSFIELD, WEST
YORKSHIRE, HD1 4BJ**
Guide Price

£175,000

3 Bedroom House - End Terrace located in Huddersfield

11 BOW STREET, SPRINGWOOD, HUDDERSFIELD, HD1 4BJ

A spacious and substantial Victorian end through terrace house, located in a popular and convenient residential area, accessible for the town centre and local amenities. The property is in need of modernization and improvement. It has gas fired central heating and upvc sealed unit double glazing. It is of a traditional construction with stone faced walls, cement rendered gable and a slated pitched roof. It enjoys large reception rooms, single storey kitchen to rear and a large customized 4 piece wet room. The accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

Radiator, ceramic tiled floor, stairs to first floor

SITTING ROOM (14 FT 6 INCHES x 14 FT 10 INCHES)

Radiator, exposed laminate style strip flooring, fitted wall gas fire, moulded cornicing, ceiling rose, window to front

Full description

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DINING ROOM (15 FT 6 INCHES x 14 FT 6 INCHES max)

Including radiator, chimney breast, laminate style flooring, window to rear, access down to basement and access from the dining room into

KITCHEN (7 FT 3 INCHES x 12 FT)

Medium oak fitted cupboards, drawers, wall units, 4 ring gas hob, built in electric oven, tiled flooring, pine paneled ceiling, plumbing for automatic washing machine, part tiled walls, window and door to side

BASEMENT

KEEPING CELLAR plus fuel store

FIRST FLOOR

SPACIOUS LANDING

With stairs to second floor, half landing to rear with Palladian style window, useful store cupboard, radiator.

BEDROOM 1 (15 FT 6 INCHES x 14 FT 6 INCHES)

Radiator, chimney breast, laminate style floor covering window to rear

BEDROOM 2 (14 FT 3 INCHES x 14 FT 9 INCHES)

Radiator, chimney breast, window to front, laminate style floor covering

LARGE WET ROOM (8 FT x 10 FT 9 INCHES)

With twin vanity units, low flush wc, gold plates style shower fitting with twin units, wall mounted Potterton gas central heating boiler, obscure glazed window to front, tiling to walls

SECOND FLOOR

ATTIC BEDROOM (21 FT 9 INCHES max x 10 FT ave depth)

With purlins, sloping ceilings, limited headroom in part, 2 Velux skylight windows to front and rear, 2 radiators, ceiling spotlighting

OUTSIDE

Forecourt to front with stone walling and steps to front entrance, concrete pathway to side, passageway to side shared with neighbouring property No 9 Bow Street. Concrete area yard and stone steps and terracing to the rear garden area with potential for improvement.

TENURE

Freehold.

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

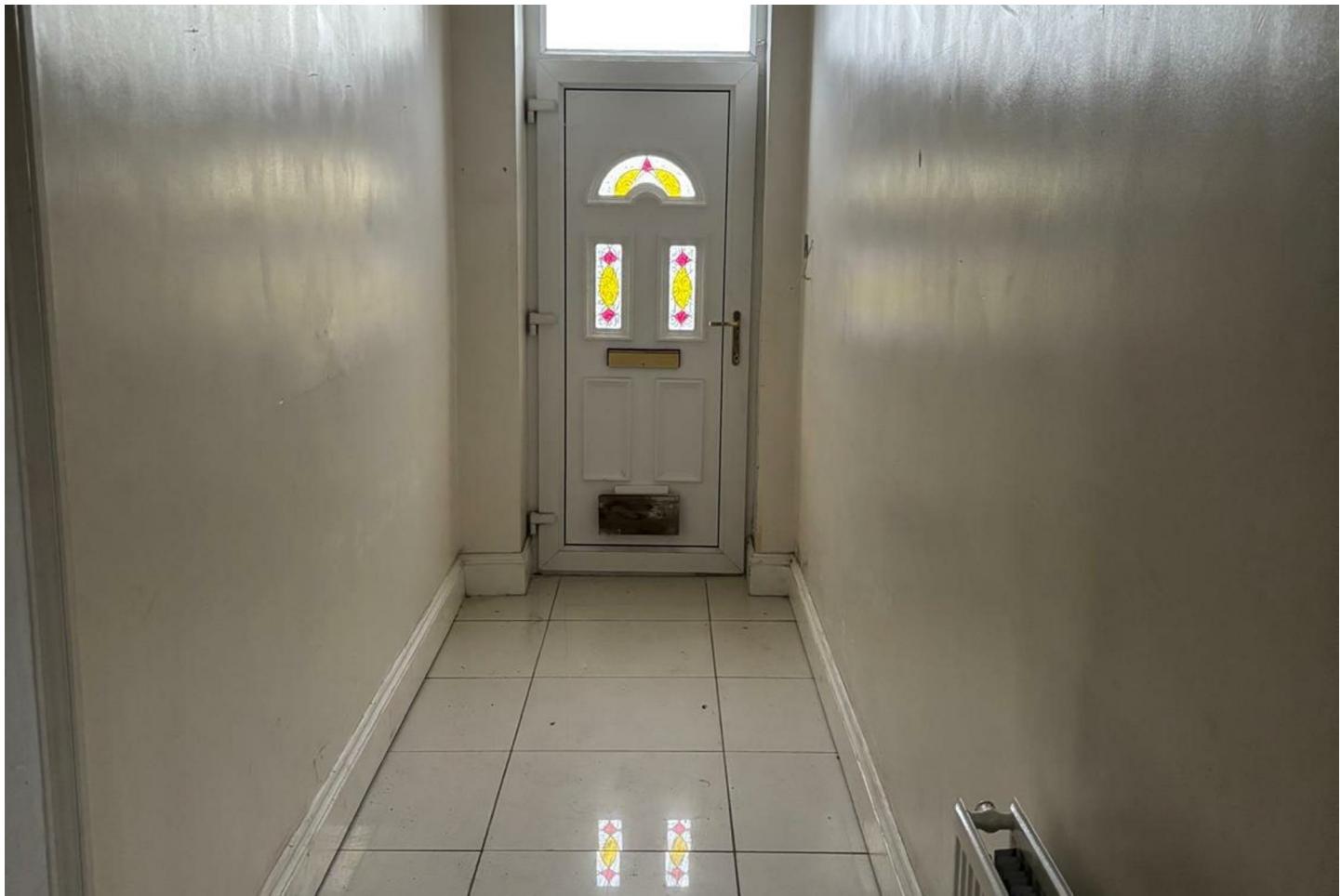
COUNCIL TAX BAND

A

ENERGY BAND

E 2024. EPC report dated November 2024.

DIRECTIONS



From Huddersfield town centre ascend Market Street with the bus station on the right hand side to the ringroad traffic lights. Proceed straight across past the leisure centre on the left into Merton Street. After approximately 200 yards turn third left off Merton Street into Bow Street. The property will be seen on the right hand side after approximately 100 yards.

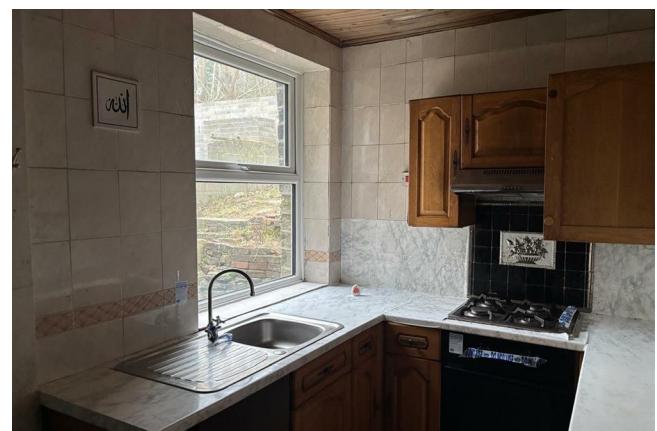
SOLICITORS

EXTRAS

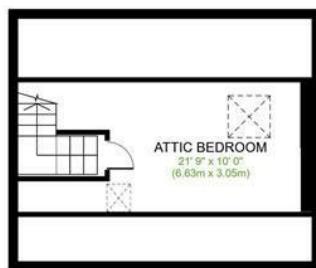
Carpets, curtains, blinds and light fittings included as seen.

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.



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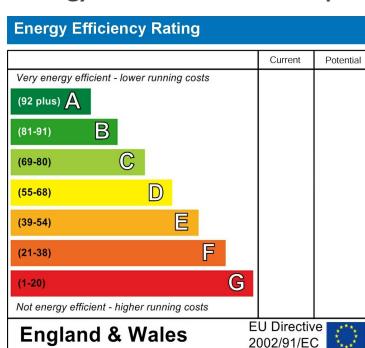
call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on



01484 536 799

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.