

FREEHOLD



House - Mid Terrace (EPC Rating:)

**201 DEIGHTON ROAD, HUDDERSFIELD,
WEST YORKSHIRE, HD2 1JL**
Offers In The Region Of

£79,500

2 Bedroom House - Mid Terrace located in Huddersfield

201 DEIGHTON ROAD, DEIGHTON, HUDDERSFIELD, HD2 1JL

A Victorian inner through terrace house, constructed with stone faced walls and a concrete tiled pitched roof. The property has the advantage of a garden with potential to the rear. It is conveniently situated in this established residential area, accessible for the local amenities, and approximately 2 miles from Huddersfield town centre. The property has gas fired central heating and upvc double glazing. The accommodation comprises:-

GROUND FLOOR

Entrance lobby

Radiator, stairs to first floor

Combined living room/kitchen (12 ft 10 inches x 15 ft 3 inches max)

Radiator, window to front, access door to rear, chimney breast, kitchen area including single drainer stainless steel sink unit, fitted cupboards, wall units, extractor fan, electric cooker point, part tiled walls, plumbing for automatic washing machine

Full description

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BASEMENT

Small keeping cellar and former coal store with gas and electric meters

FIRST FLOOR

Landing

Radiator, trapdoor access to roof void

Bedroom 1 (9 ft x 8 ft 8 inches)

Including chimney breast, painted cast iron fireplace, radiator, window to front

Bedroom 2 (7 ft x 7 ft 4 inches)

Radiator, window to front

Bathroom (6 ft 5 inches x 5 ft 11 inches)

Comprising white panel bath, low flush wc, pedestal wash

basin, shower attachment above bath, part tiled walls, cupboard housing wall mounted BAXI 00 gas central heating boiler

OUTSIDE

Small garden/forecourt to front. To the rear there is a larger garden area, offering potential for cultivation and with flagged patio and southerly aspect.

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
C

DIRECTIONS

From Huddersfield proceed along the A641 Bradford Road to the traffic lights at Fartown Green Road. At these lights turn right on to Fartown Green Road. Follow this road, ascending Woodhouse Hill and then merging into Deighton Road, where the property will be seen on the right hand side just starting the descent.

SOLICITORS

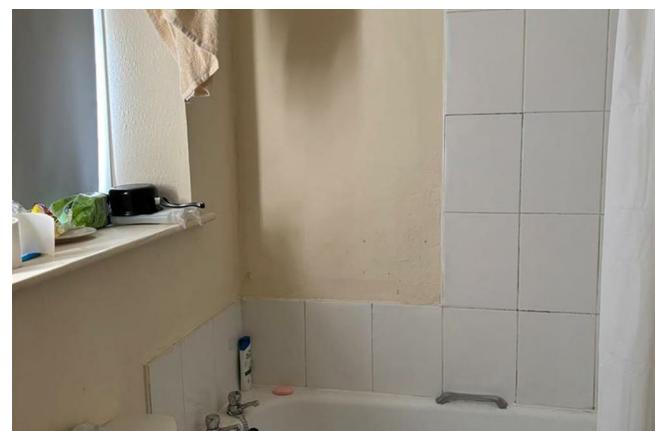


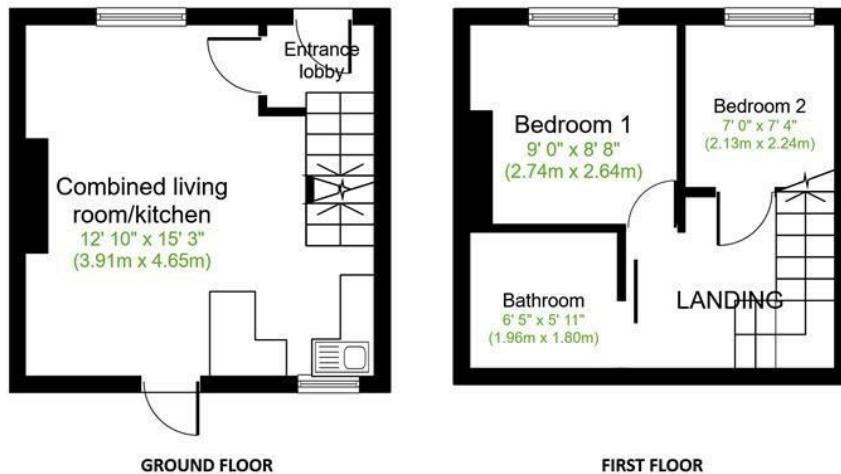
EXTRAS

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



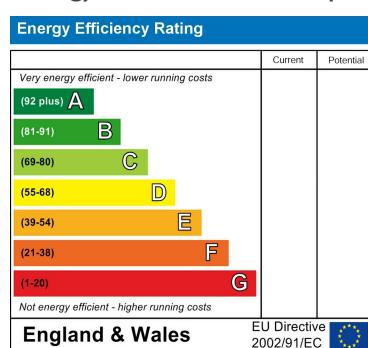


call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

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.