

FREEHOLD



House - End Terrace (EPC Rating: )

**141 ALMONDBURY BANK, HUDDERSFIELD,  
WEST YORKSHIRE, HD5 8EJ**  
Offers In The Region Of

**£119,950**

# 2 Bedroom House - End Terrace located in Huddersfield

141 Almondbury Bank, Almondbury, HD5 8EJ

A Victorian stone built end through terrace house with concrete tiled pitched roof, situated on a sloping plot with rear garden and pleasant outlook to both front and rear. The property has been recently refurbished with modern fittings, gas central heating and upvc sealed unit double glazing. It is ideally suited for first time buyers or for the investor purchaser. The property is accessible for the local amenities of Moldgreen and is approximately 1 mile from the Huddersfield town centre. The accommodation comprises:-

## Ground Floor

Entrance porch (5 ft 9 inches x 2 ft 10 inches)

Upvc sealed unit double glazed windows and doors, access into

Sitting room (14 ft 2 inches x 13 ft 10 inches)

Fitted gas fire, Victorian style fireplace, tiled inset and hearth, dado rail, radiator, wall light points, stairs to first floor, window to front, access door into

Kitchen (6 ft 6 inches x 8 ft 5 inches min)

## Full description

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single drainer stainless steel sink unit, chrome mixer tap, 4 ring electric LAMONA electric hob, built in electric cooker, part tiled walls, radiator, window and access door to rear plus recess with folding plastic door leading down to Basement

Arched vaulted cellar

Stone table, electric consumer unit plus former coal store

## First Floor

Landing

Window to rear

Bedroom 1 (17 ft 9 inches max x 10 ft max, 8 ft 6 inches min)

Radiator, chimney breast, 2 windows to front with open

## aspect

Bedroom 2 (8 ft 9 inches x 7 ft 10 inches)

Including bulkhead, radiator, window to rear

Bathroom (6 ft 6 inches ave x 7 ft)

paneled bath, pedestal washbasin, low flush wc, recess shelving, part tiled walls, wall mounted VIESSMANN gas central heating boiler, radiator, obscure glazed window to rear

## OUTSIDE

Stone paved forecourt to front with stone wall, part timber fencing, stepped entrance. Sloping garden to rear with potential wooded aspect.

## TENURE

To be confirmed. Either freehold or long leasehold for 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](mailto:info@jowett-huddersfield.co.uk)

## COUNCIL TAX BAND

A

## ENERGY BAND

E

## DIRECTIONS

From Huddersfield proceed along the A642 Wakefield Road from the Sainsbury's main supermarket off the ringroad. Carry straight on to the two sets of traffic lights and at the next set of lights approaching Moldgreen take the right hand lane and turning right, ascend Almondbury Bank. The property will be seen on the left hand side ascending Almondbury Bank after approximately 300



metres.

#### SOLICITORS

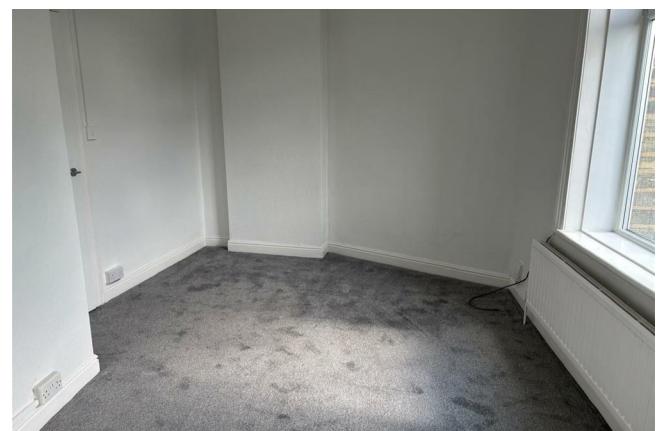
Ramsdens, 102 Huddersfield Road, Holmfirth, HD9 3AX. Tel 01484 690040.

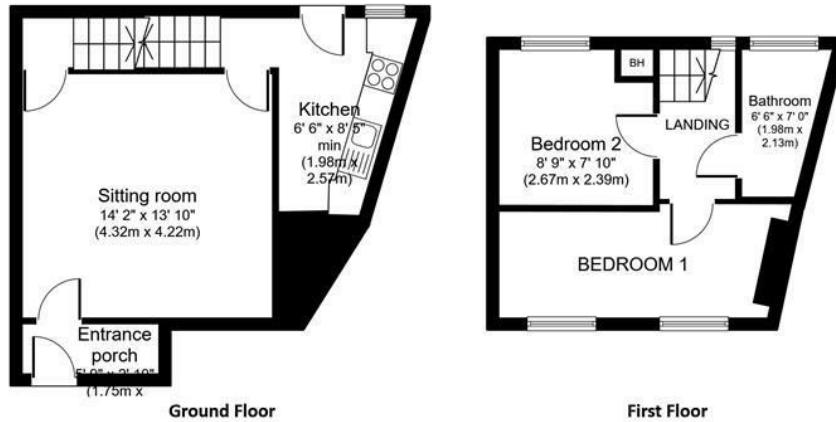
#### EXTRAS

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



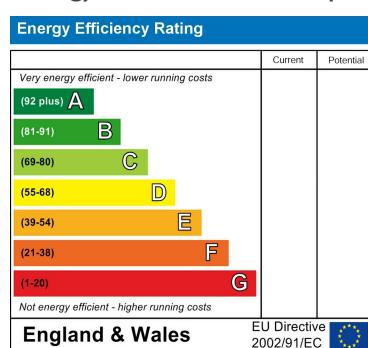


call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

Energy Performance Graph



Call us on

**01484536799**

[info@jowett-huddersfield.co.uk](mailto: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.