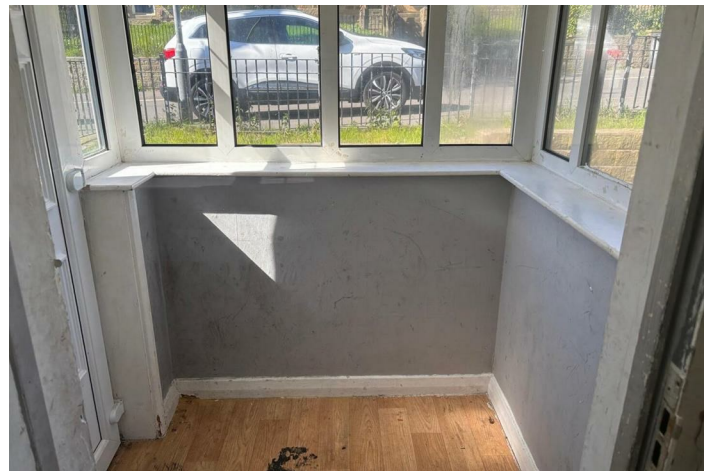


FREEHOLD



House - End Terrace (EPC Rating: D)

12 BROWNING ROAD, HUDDERSFIELD, HD2
1HU

£75,000



2 Bedroom House - End Terrace located in Huddersfield

This property will be of interest to speculators, builders, developers, as well as private individuals. It is situated in an established residential area and is an ex local authority dwelling house. The property is conveniently situated for shops, schools, bus services. There is a railway station nearby at Deighton

GROUND FLOOR

FRONT ENTRANCE PORCH

4'8 x 4'1

with access into

ENTRANCE LOBBY

stairs to first floor and door into

LIVING ROOM

12 x 13'8

radiator, chimney breast, plus understairs store housing gas boiler and electrical consumer unit, window to front and access door into

DINING KITCHEN

15 x 7

Single drainer stainless steel sink unit, fitted cupboards, drawers, wall units, part tiled walls, windows and door to rear.

FIRST FLOOR

LANDING

With window to side, trapdoor access to roof void

BEDROOM 1

15'2 x 10

Including bulk head, radiator, chimney breast, window to front

BEDROOM 2

7' x 10'10

With radiator, window to rear

BATHROOM

4'10 x 7'4

Including paneled bath, pedestal washbasin, low flush wc, part tiled walls, obscure glazed window to rear, radiator

OUTSIDE

Gardens to front and rear with concrete flagged pathways to front, rear and side.

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

DIRECTIONS

From Huddersfield proceed along the A641 road towards Brighouse. At the traffic lights at Fartown Green turn right then proceeding along the road over the mini roundabout, then keeping to the left ascend Woodhouse Hill. After approximately ¼ mile and past the Woodhouse Hill, Fartown high school turn right on to Chestnut Street. This merges into Riddings Road and then turn left on to Browning Road just after Ruskin Grove. Follow Browning Road and after a short distance the property will be seen on the right hand side.

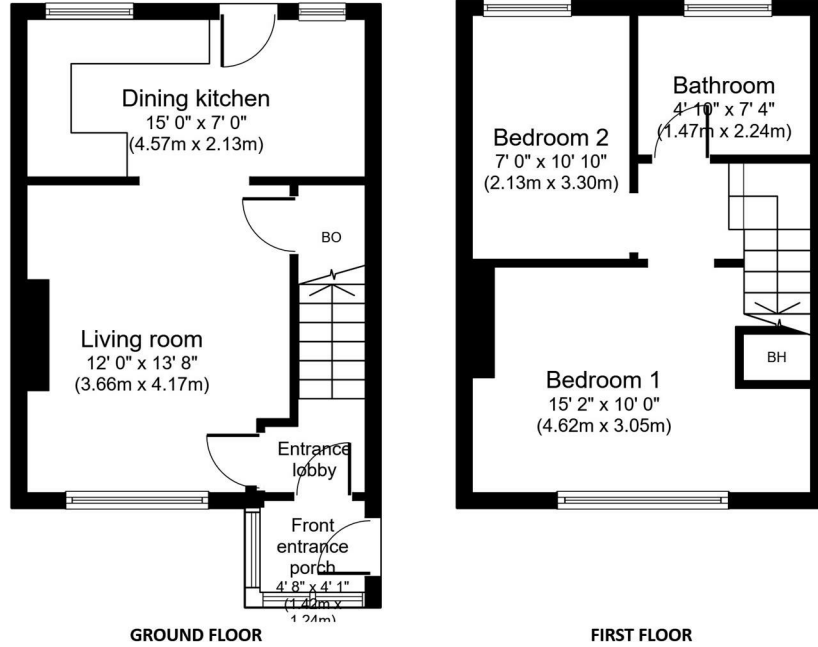


SOLICITORS
AMG

EXTRAS
Sold as seen



12 BROWNING ROAD, SHEEPRIDGE, HD2 1HU



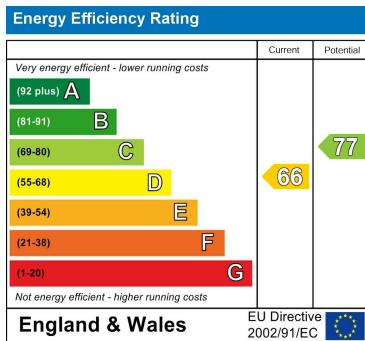
call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

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.

