

2 bed cottage to buy in HD5

Almondbury Bank, Huddersfield, West Yorkshire, HD5 8HF

£70,000 Starting Bid

x 2 x 1 x 2

Tenure

Freehold

On Street parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Character Cottage Property
- Two Bedrooms
- Low maintenance Patio Garden
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

Jason Nicholson
Branch Manager
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- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Tucked away from the roadside, this charming double fronted two bedroom cottage offers a fantastic opportunity for those looking to create a characterful home tailored to their own style. In need of full modernisation throughout, the property is brimming with potential and retains an appealing cottage feel ready to be restored and enhanced.

Externally, a front patio provides space for seating and adds to the welcoming frontage, making this an exciting prospect for investors, renovators or buyers seeking a project with endless possibilities.

Moldgreen has a good selection of local amenities including shops, pubs, doctors surgery and well regarded nursery and primary school.

There are good commuter links into Huddersfield town centre, and the M62 and M1 motorway networks are close by making it ideal to travel to surrounding cities.Dining Kitchen - 4.86 max x 4.59 max (15'11" max x 15'0" max) - You enter the property through a upvc door into this spacious and dual aspect dining kitchen which offers a cosy cottage feel with exposed beams to the ceiling and a coal effect gas fire set in a timber effect fireplace giving a focal point to the room. There is space for dining furniture and the kitchen area is fitted with a range of wall and base units with roll top work surfaces, tile splashbacks and a stainless steel sink. There is space for a gas oven, a fridge freezer and plumbing for a washing machine. A door opens to the lounge and an open staircase ascends to the first floor landing.

Please be advised that subsidence has been confirmed at this property. Prospective purchasers are strongly advised to review the legal pack in full and undertake their own due diligence before making any decisions.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Cottage

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles

Known property issues: Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

Dining Kitchen

4.86m x 4.59m (15'11" x 15'0")

You enter the property through a upvc door into this spacious and dual aspect dining kitchen which offers a cosy cottage feel with exposed beams to the ceiling and a coal effect gas fire set in a timber effect fireplace giving a focal point to the room.

There is space for dining furniture and the kitchen area is fitted with a range of wall and base units with roll top work surfaces, tile splashbacks and a stainless steel sink. There is space for a gas oven, a fridge freezer and plumbing for a washing machine. A door opens to the lounge and an open staircase ascends to the first floor landing.

Lounge

4.61m x 3.46m (15'1" x 11'4")

This generous size reception room has a fireplace with stone surround and shelving, ample room for freestanding living room furniture and characterful beams to the ceiling. A large front facing window fills the room with natural light and a door leads through to the dining kitchen.

First Floor Landing

A staircase ascends from the dining kitchen to the first floor landing. Doors open to two double bedrooms, the bathroom and a hatch gives access to the loft.

Bedroom One

4.62m x 3.47m (15'1" x 11'4")

A good size double bedroom with a window overlooking the patio below. The room has plenty of space for free standing bedroom furniture and an inset storage cupboard with shelving and louvre style doors. A door leads to the landing

Bedroom Two

4.59m x 2.81m (15'0" x 9'2")

This second double bedroom sits to the front of the property. The room has space for a selection of bedroom furniture and a window allows natural light to flow through. A door leads to the landing.

Bathroom

2.75m x 1.76m (9'0" x 5'9")

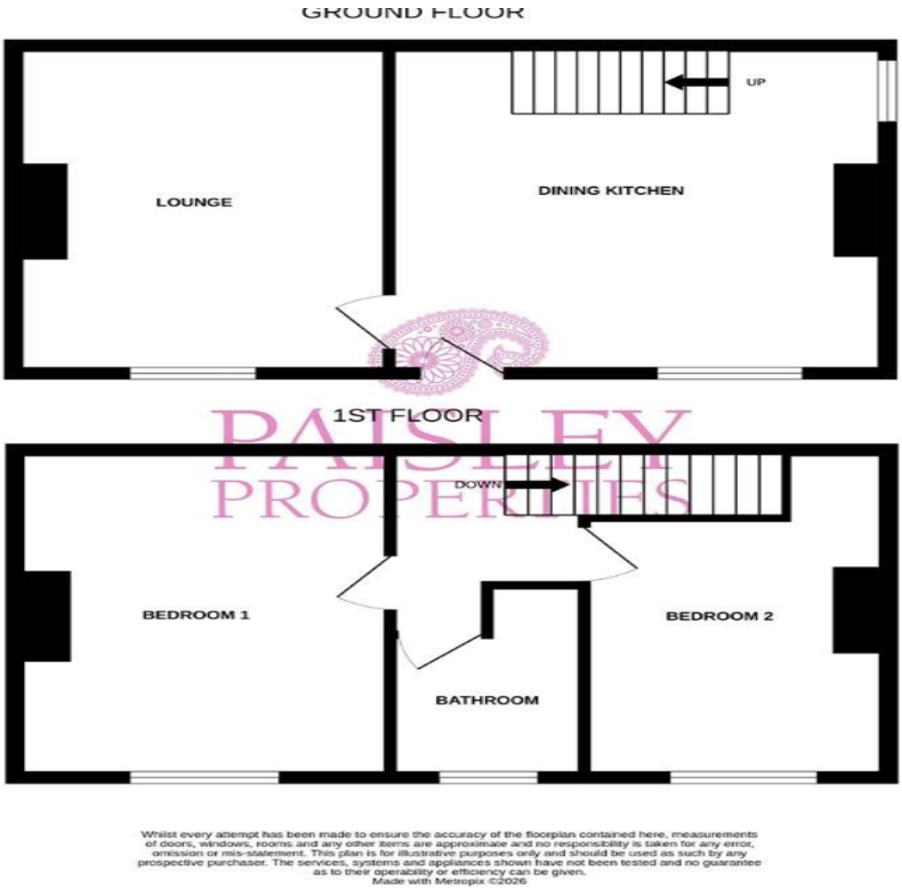
Fitted with a three piece white suite including bath with shower over, pedestal hand wash basin and low level W.C.

The room is fully tiled, has an obscure glazed window, vinyl flooring and a door which leads to the landing.

External

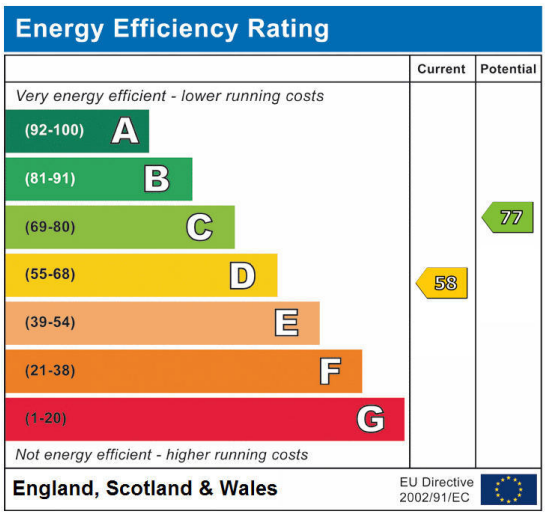
Entered through a wrought iron gate with hedging offering a good degree of privacy, this low maintenance patio garden allows for outdoor dining and has space for garden furniture.

To the side of the patio is another garden area with mature plants and bushes.



PAISLEY PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Almondbury Bank, Huddersfield, West Yorkshire, HD5 8HF

Contact your local branch today for more information on this property:

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