



cornerstone
ESTATE AGENTS

Tolson Crescent
Huddersfield



Tolson Crescent, Huddersfield

Offers In Region Of £80,000

CORNERSTONE IS THRILLED TO INTRODUCE THIS VERY WELL PRESENTED FIRST-FLOOR FLAT NESTLED IN A SECLUDED LOCALE BOASTING SUPERB CONNECTIVITY TO SHOPS, SCHOOLS, AND THE BUSTLING TOWN CENTER.

Cornerstone is thrilled to introduce this very well presented first-floor flat nestled in a secluded locale boasting superb connectivity to shops, schools, and the bustling town center.

Envisioned for effortless living, this residence features a private front door on the ground floor, unveiling a staircase that ascends to a welcoming hall branching off to all quarters. Discover a generously proportioned living room, a spacious double bedroom, a well-appointed kitchen, and a pristine bathroom.

Outside, residents enjoy access to communal gardens, while a conveniently situated storage shed at the rear adds practicality to the property's allure.



ADDITIONAL INFORMATION

Tenure: Leasehold

Council Tax: Band A

EPC: TBC

What3Words: ///ashes.saints.tree

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

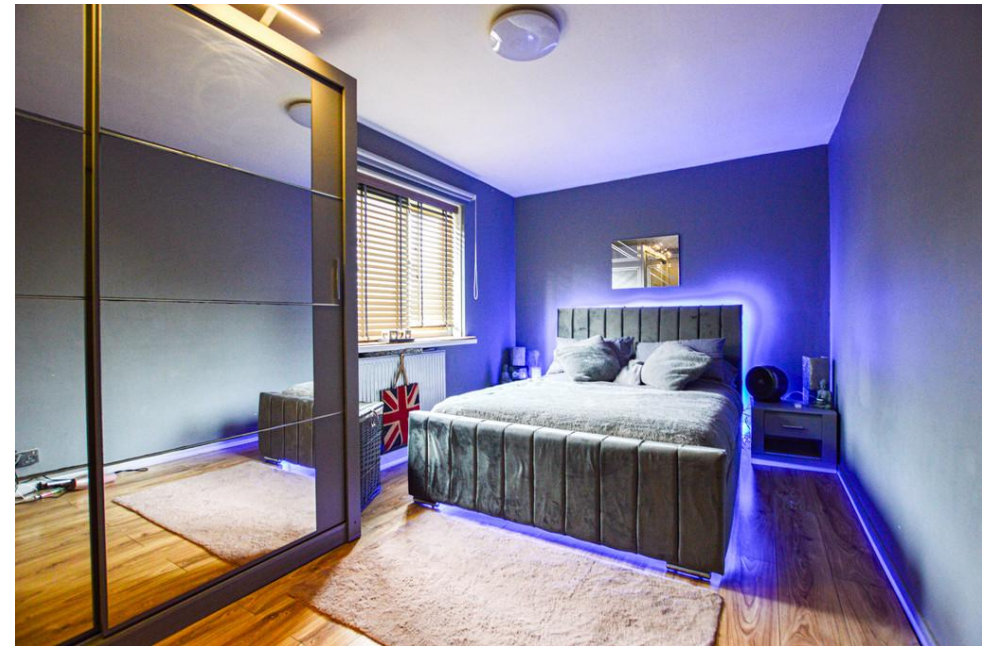
Heating: Gas

Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider.

AGENT NOTES

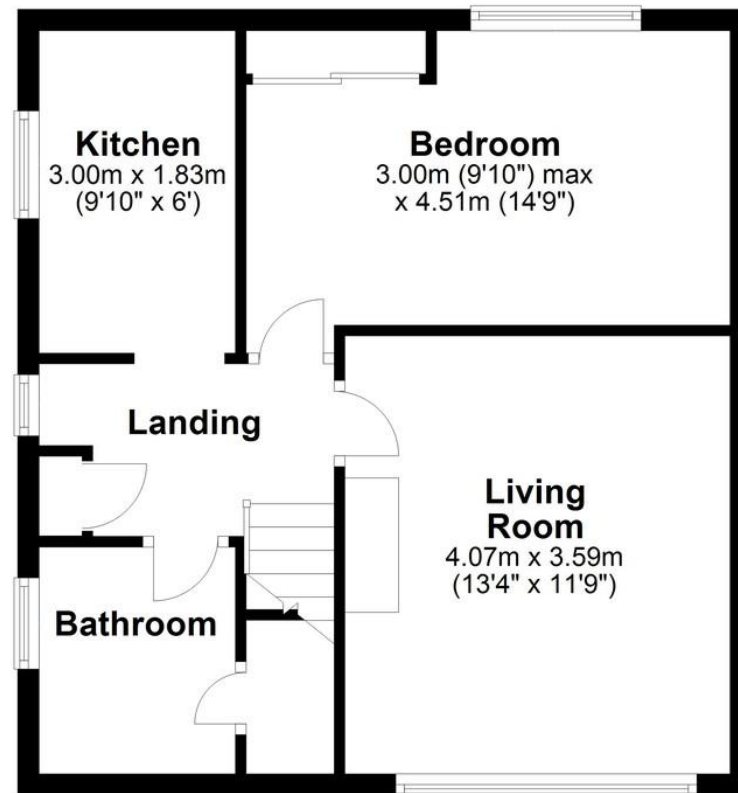
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





First Floor

Approx. 44.5 sq. metres (478.5 sq. feet)



Total area: approx. 44.5 sq. metres (478.5 sq. feet)