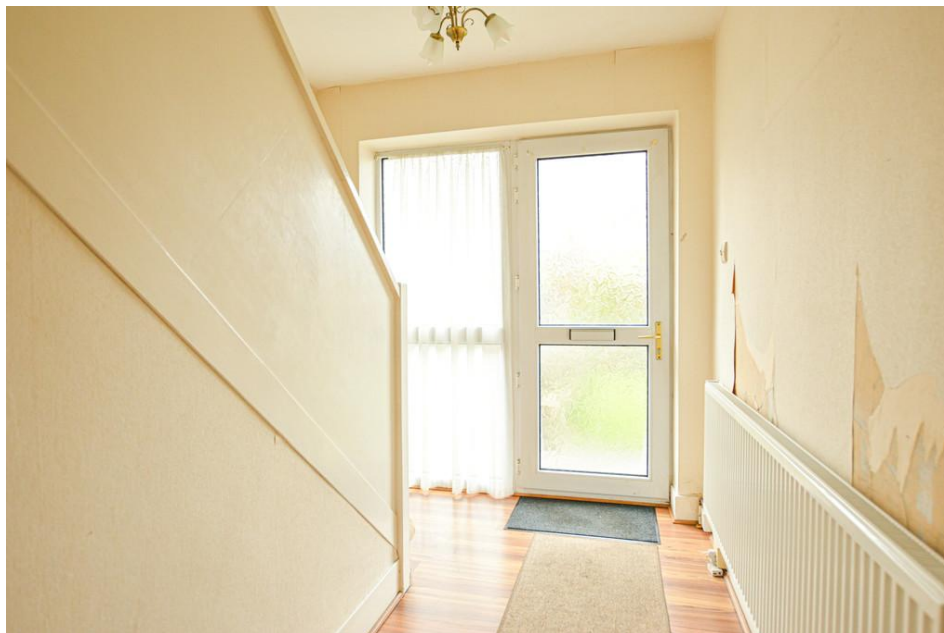




cornerstone
ESTATE AGENTS

Hammerton Road
Huddersfield



Hammerton Road Huddersfield

Offers In Region Of £165,000

THIS WONDERFUL SEMI-DETACHED PROPERTY FEATURES THREE BEDROOMS, MAKING IT IDEAL FOR A FAMILY RESIDENCE. WITH GARDENS BOTH AT THE FRONT AND REAR, ALONG WITH A DETACHED GARAGE, THE PROPERTY OFFERS THE ADDED ADVANTAGES OF GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT. INSIDE, THERE'S A FULLY FITTED KITCHEN AND SHOWER ROOM, COMPLEMENTED BY GENEROUSLY SIZED BEDROOMS AND LIVING SPACES.

The kitchen benefits from ample natural light streaming in through the large rear window and side entrance door. It comes equipped with an oven and gas hob, a washing machine, and abundant storage space provided by wall and base units, as well as a sizable storage cupboard. The spacious family room boasts wooden panelled alcoves and serves as an excellent venue for gatherings, with easy access to the conservatory for additional space and a large front window illuminating the area.

On the exterior, the property offers off-road parking and a detached single garage located at the rear. The front garden is adorned with plants and shrubbery, while the expansive lawn at the rear provides ample outdoor space.



ADDITIONAL INFORMATION

Tenure: Leasehold (years left and charges are to be confirmed)

Council Tax: Band B

EPC: D

What3Words: shuts.indeed.trees

Parking: On Drive and Garage

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G 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 endeavour 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 YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		