West Lodge Crescent, Ainley Top, Huddersfield, HD2 2EH

william h brown

welcome to

West Lodge Crescent, Ainley Top Huddersfield

OFFERS OVER £325,000 Spacious three bedroom semi-detached dormer bungalow located in Ainley Top. This property has spacious rooms throughout and fabulous views across Calderdale, as well as beautifully kept front and rear gardens, and a large driveway with space enough for multiple cars.

Ground Floor

First Floor

Chalet/ Garden Room

Lounge
13' x 11' 11" (3.96m x 3.63m)

Kitchen
9' 10" x 10' 10" (3.00m x 3.30m)

Dining Room
12' 9" x 11' 9" (3.89m x 3.58m)

Utility

Bedroom One
10' 9" x 11' 5" (3.28m x 3.48m)

Bedroom Two
9' 3" x 5' 6" (2.82m x 1.68m)

Bathroom

First Floor

Bedroom Three
12' 3" x 11' 4" (3.73m x 3.45m)

En Suite

Front

Rear

Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

West Lodge Crescent, Ainley Top Huddersfield

- Three bedroom dormer bungalow
- Beautiful views and large double glazed windows throughout
- Garden room with sliding doors and double glazed windows
- Well presented throughout
- Well maintained front and rear gardens

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers over

£325,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF118065

The Property Ombudsman

Property Ref:
HDF118065 - 0009

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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