



Daw Royds, HUDDERSFIELD, HD5 8ST

welcome to

Daw Royds, HUDDERSFIELD

IDEAL FOR FIRST TIME BUYERS! Fully renovated 2 bedroom semi with potential to easily turn into 3 bedroom. New open plan downstairs layout, patio doors out to garden and spacious garden. Driveway parking.



Lounge

12' 6" x 10' 4" (3.81m x 3.15m)

Dining Room

8' 10" x 8' 8" (2.69m x 2.64m)

Kitchen

9' 7" x 9' 10" (2.92m x 3.00m)

Bedroom One

10' 2" x 15' 10" (3.10m x 4.83m)

Bedroom Two

11' 10" x 10' 2" (3.61m x 3.10m)

Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)



view this property online williamhbrown.co.uk/Property/HDF118712



welcome to

Daw Royds, HUDDERSFIELD

- Renovated 2-bedroom semi-detached home
- Modern open-plan ground floor
- Patio doors opening directly onto the rear garden
- Driveway parking for two cars
- Large family-friendly garden

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

£175,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF118712



Property Ref:
HDF118712 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk