

BOULTONS

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18 CORNMARKET
PONTEFRAC
WF8 1BJ
01977 781270

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029

155 NORTH ROAD
KIRKBURTON
HD8 0RR
01484 606007



Lower Ground Floor

Ground Floor

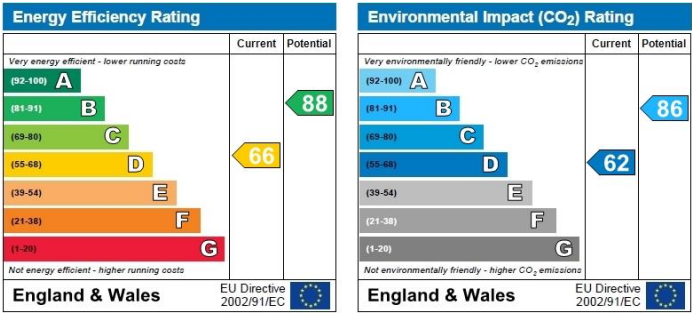
First Floor

2 Moss Street, Newsome, HD4 6NL NOT TO SCALE For layout guidance only



Moss Street Primrose Hill HD4 6NL

Price
£89,950



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- AUCTIONEERS
- ESTATE AGENTS
- VALUERS
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Located in the popular area of Newsome, conveniently located for access to all local amenities, shops, bars and public transport links in to Huddersfield.

Enjoying a thoughtful well planned and spacious interior which features an open plan living kitchen diner. A staircase leads down to the basement where there are 2 bedrooms. The entrance hallway has stairs leading to the first floor where there is a family bathroom and a further 2 double bedrooms.

The property is offered for sale with no vendor chain involved. Viewings are highly recommended to appreciate the accommodation on offer.

GROUND FLOOR

LIVING AREA

11'6" x 14'1" (3.51m x 4.29m)

Carpeted area for living room furniture, window to the front elevation and door accessing basement bedrooms.

KITCHEN / DINER AREA

14'3" x 9'5" (4.34m x 2.87m)

Modern open plan living kitchen fitted with a range of wall and base units with complimentary work surfaces over. Incorporating stainless steel sink, space for washing machine, built in electric oven and electric hob with extractor hood over. Lino flooring with space for free standing dining furniture.

LOWER GROUND FLOOR

BEDROOM 1

12'0" x 14'9" (3.66m x 4.50m)

Basement bedroom positioned to the front of the property featuring gas central heated radiator, storage cupboard and window elevation.

BEDROOM 2

12'9" x 8'5" (3.89m x 2.57m)

Basement bedroom positioned to the rear of the property featuring gas central heated radiator, and window elevation.

FIRST FLOOR

SHOWER ROOM

House bathroom comprising of a white low level W.C, wash hand basin and large shower cubicle. Heated towel rail, lino flooring and window elevation to the front.

BEDROOM 3

Third double bedroom, this time positioned to the rear of the property featuring gas central heated radiator and window elevation.

BEDROOM 4

Fourth double bedroom is positioned to the front of the property and features a gas central heated radiator and window elevation.

TENURE

We believe the subject property to be a freehold arrangement. Further information is available upon request via our client's legal representative.

EPC RATING D

COUNCIL TAX BAND A

