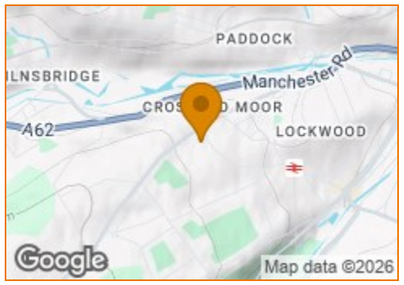
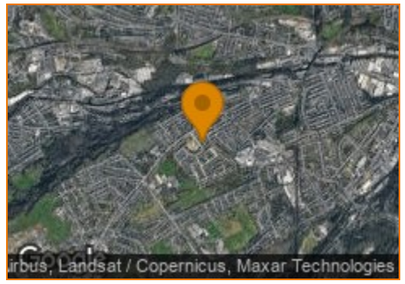
BOULTONS

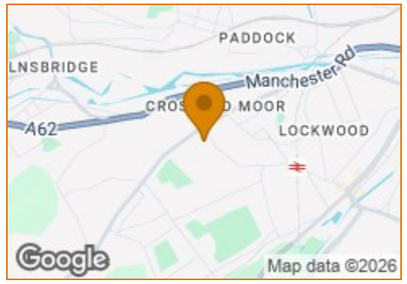
## Terrain Map



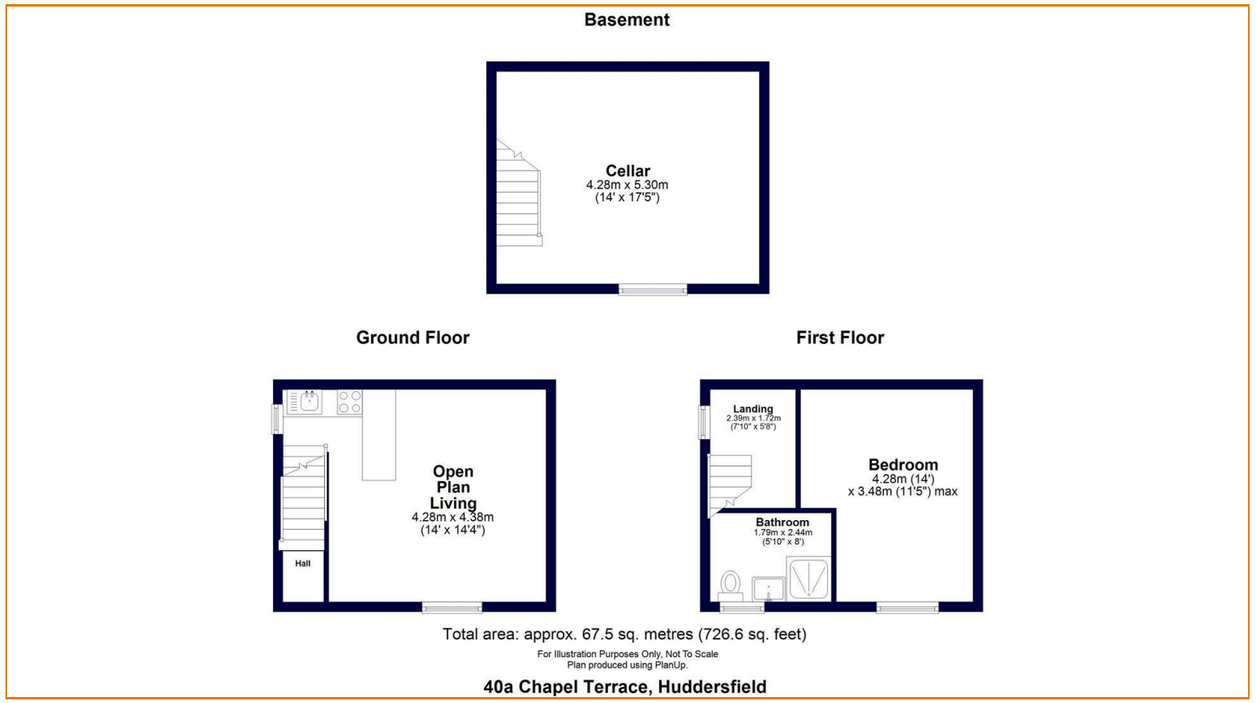

## Hybrid Map




## Terrain Map




## Floor Plan




Total area: approx. 67.5 sq. metres (726.6 sq. feet)

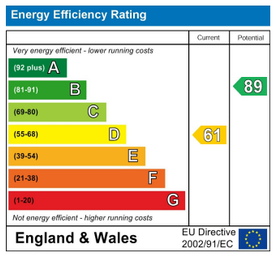
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

**40a Chapel Terrace, Huddersfield**

## Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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# Chapel Terrace

Crosland Moor, Huddersfield, HD4 5DZ

## Offers Around £90,000

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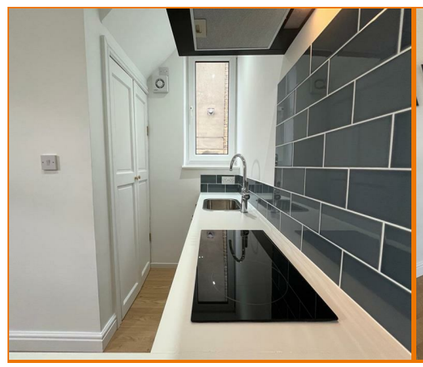

# Chapel Terrace

Crosland Moor, Huddersfield, HD4 5DZ

## Offers Around £90,000

OFFERED WITH NO ONWARD CHAIN is this delightful back-to-back house. Presenting an excellent opportunity for first-time buyers and busy professionals alike. The property has been comprehensively updated, ensuring a modern and stylish living space that is both smartly presented and well-appointed.

Upon entering, you will find a welcoming and crisp living kitchen arrangement that sets the tone for the rest of the home. The generous double bedroom offers an attractive space in keeping with the high standards of presentation and the bathroom is also a contemporary design, providing all the necessary amenities for a "turn key" home.

This tucked away position is still conveniently located near local amenities.

Whether you are looking to take your first step onto the property ladder or seeking a low-maintenance home that fits your busy lifestyle, this house is an ideal choice. With its modern updates and stylish presentation, it promises to be a wonderful place to call home.

### GROUND FLOOR

#### ENTRANCE LOBBY
4'0" x 2'7"

Accessed via a uPVC double glazed front door and with a staircase rising to the first floor, a central heating radiator, laminate flooring and an internal door leading to the living kitchen.

#### LIVING KITCHEN
17'0" max, 11'9" min x 12'9"

A stylish and well presented reception room/kitchen, open plan in design with contemporary base units, complementary working surfaces, two ring electric hob and fitted oven. The kitchen is further equipped with a stainless steel inset sink unit with mixer tap and a stainless steel extractor hood over the hob. The working surfaces extend into a breakfast bar/dining area which features concealed storage beneath. Good levels of natural light flood into the room via the uPVC double glazed picture window positioned positioned to the front elevation. The focal point for the room is a decorative feature fireplace with a tiled hearth. There is an attractive light oak style laminate floor covering and access to the cellar from the kitchen area with steps descending to the keeping cellar.

### LOWER GROUND FLOOR

#### CELLAR/UTILITY
13'9" x 8'6"

With a Belfast sink, power and light and a uPVC double glazed window.

#### FORMER COAL STORE
4'7" x 4'3"

Providing additional storage space.

#### FORMER PANTRY AREA
8'6" x 4'3"

With a stone keeping table

### FIRST FLOOR

#### BEDROOM
12'9" max x 10'9" max

In keeping with the remainder of the property, is in excellent decorative order with a light oak effect laminate floor covering, central heating radiator and a uPVC double glazed window.

#### SHOWER ROOM
6'10" x 6'2"

Fitted with a contemporary three piece suite comprising quadrant shower cubicle with main rainfall showerhead and hand held shower attachment, pedestal hand wash basin and low flush wc. There is a heated towel rail, a uPVC double glazed window with privacy glass inset and concealed within a cupboard unit is a Vaillant combination boiler.

#### LANDING
5'10" x 5'10"

Natural light is provided via the uPVC double glazed window to the gable end, laminate floor covering and hatch allowing access to the roof space (not inspected at the time of the appraisal).

#### OUTSIDE

Low maintenance garden area and useful outbuilding providing additional storage.

#### COUNCIL TAX. BAND A

#### TENURE

A leasehold arrangement of 999 from1st march 1888 at £2.80 per annum.