



BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
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53 Beech Street
Huddersfield, HD1 4JS

Offers Around £125,000



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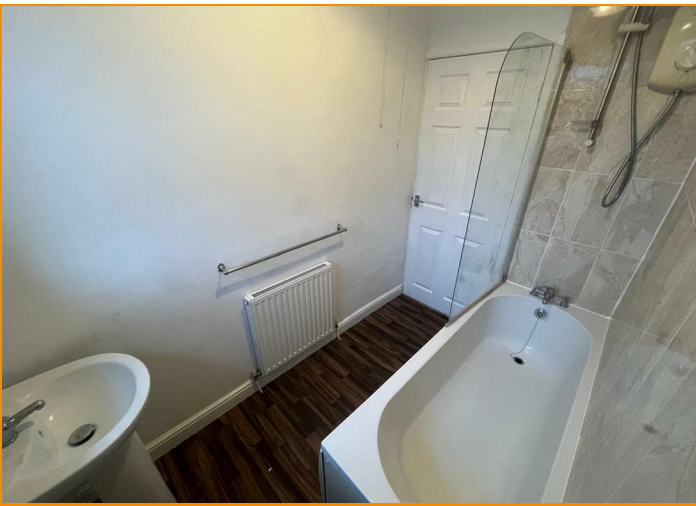
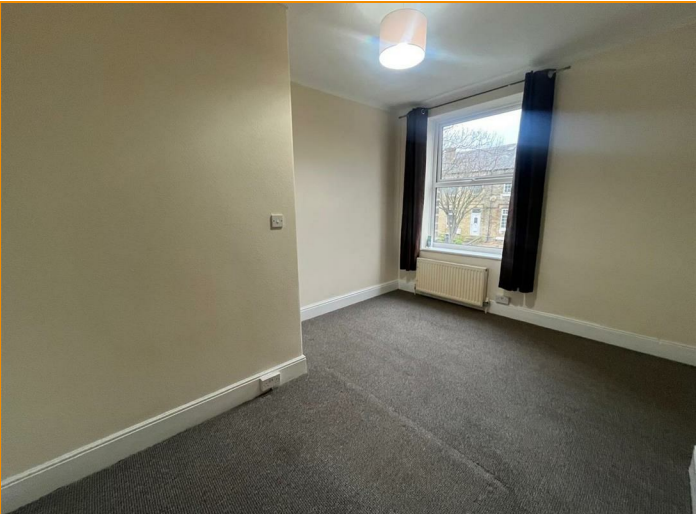
VALUERS



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This newly decorated back-to-back house presents an excellent opportunity for first-time buyers. With three well-proportioned bedrooms, this property offers ample space for a growing family or those seeking extra room for guests or a home office.

The inviting separate lounge provides a comfortable area for relaxation and socialising, making it the perfect spot to unwind after a long day. The house features a modern house bathroom and modern kitchen which is a seperate arrangement.

One of the standout features of this property is the absence of an onward chain, allowing for a smoother and quicker transaction process. Additionally, a front garden is set to be completed before the exchange, enhancing the outdoor space and providing a lovely area to enjoy the fresh air once the weather improves.

This delightful home is ideally suited for those looking to step onto the property ladder, offering a blend of comfort and practicality in a desirable location. With its fresh decor and thoughtful layout, this house is ready to welcome its new owners. Don't miss the chance to make this charming property your own.

ACCOMMODATION

GROUND FLOOR

KITCHEN

11'0" min, 14'3" max x 7'9"

Fitted with a range of base and wall units in a ight oak effect finish with complementary working surfaces which incorporate a four ring gas hob, oven, stainless steel inset sink and there is plumbing for a washing machine and space under the counter tops for additional white goods. There is also a useful breakfast bar/seating area, tiled splashbacks around the preparation area, central heating radiator, central heating boiler concealed within one of the units and access to the cellar via the cellar head. The room is accessed via a uPVC double glazed door.

LOUNGE

14'1" x 13'9" (both max)

The focal point for the room is a decorative feature fireplace and there is a uPVC double glazed picture window positioned to the front elevation. There is also a central heating radiator and a door leading to the stairs which rise to the first floor.

FIRST FLOOR

BEDROOM 1

11'8" max x 14'2"

Another well presented and recently decorated room with a uPVC double glazed windows positioned to the front elevation and a central heating radiator.

BEDROOM 3

8'1" x 6'8"

A well presented room with a uPVC double glazed window and a central heating radiator.

BATHROOM

7'11" x 4'10"

Fitted with a white three piece suite comprising panel bath with shower over and splash screen, low flush wc and pedestal hand wash basin. There are 3/4 tiled walls, a central heating radiator and, a uPVC double glazed window with privacy glass inset.

LANDING

Providing access to the first floor rooms, linen cupboard and a staircase rising to the attic bedroom.

ATTIC BEDROOM

24'1" x 9'1"

Having a central heating radiator, eaves storage and a Velux skylight.

OUTSIDE

To the front of the property is a largely level buffer garden currently in the process of being landscaped, to be finished with a lawned section.

TENURE

Long leasehold 999 years from 23 March 1901.

COUNCIL TAX

BAND A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	