

Terrain Map



Hybrid Map



Terrain Map



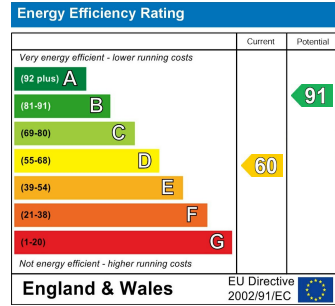
Floor Plan



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



# BOULTONS



## Scar Lane

Milnsbridge, Huddersfield, HD3 4QJ

Offers Around £80,000

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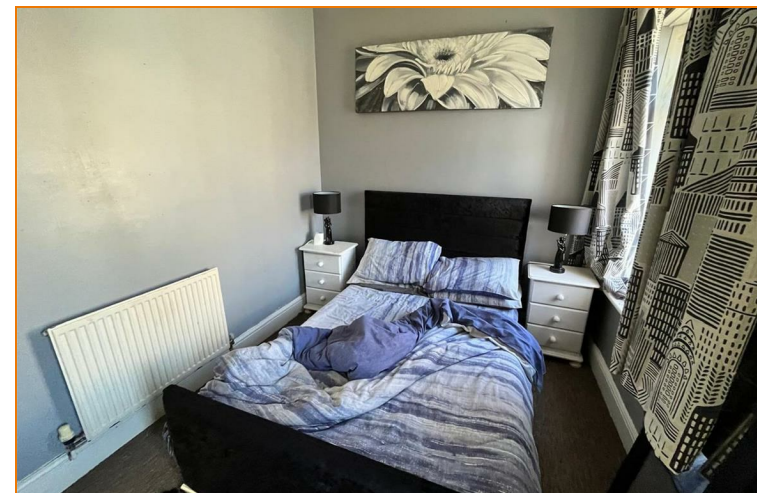
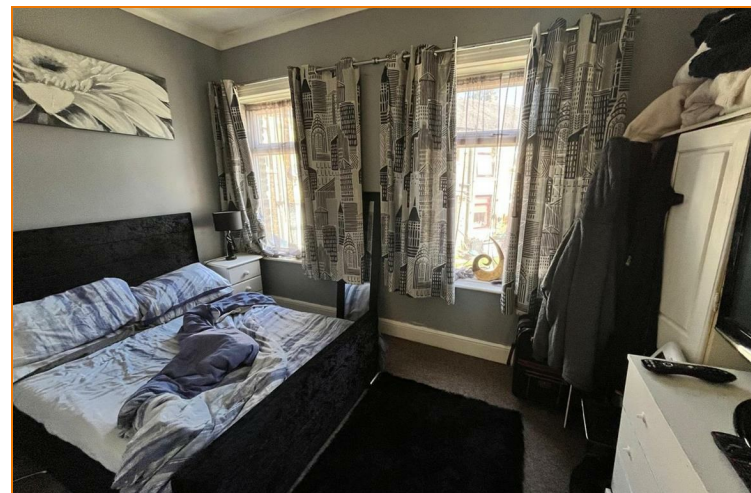
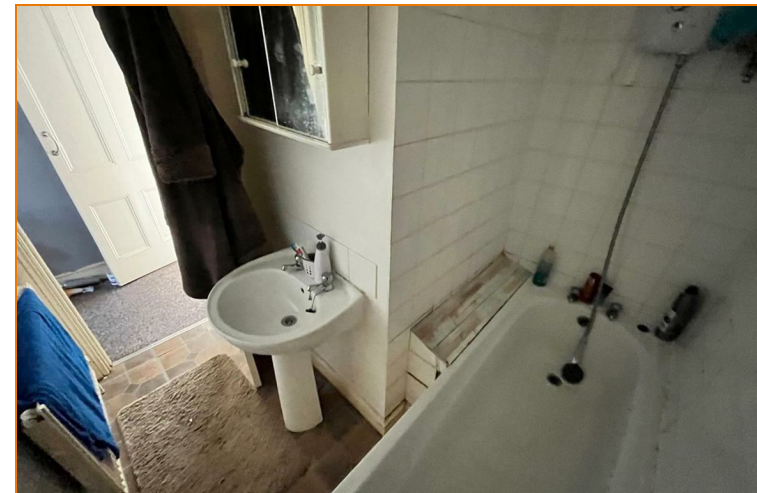
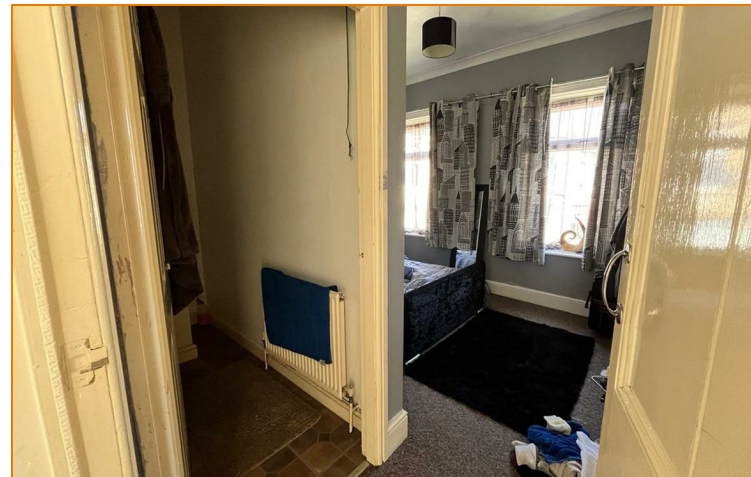
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# Scar Lane

Milnsbridge, Huddersfield, HD3 4QJ

Offers Around £80,000



Nestled on Scar Lane in a tucked away position, this delightful end and corner terrace presents a wonderful opportunity for first-time buyers and landlords alike. The property boasts a charming location, perfect for overlooking a communal green space and within a stones throw of the abundance of village amenities nearby.

Inside, you will find a well-proportioned living kitchen arrangement that offers a welcoming and practical space. The single bedroom provides a cosy retreat, the bathroom is a white three piece suite and there is a separate w.c The property is also equipped with a gas-fired central heating system and sealed unit double glazing,

Offering a good baseline for those looking to add their personal touch and create a space that truly reflects their style. With its appealing features and prime location, this property is a fantastic prospect for anyone looking to invest in a buy to let or a place to make your own mark and call home.

Offered subject to the current tenancy agreement coming to an end, as and when due process is completed.

Don't miss the chance to view this and see what the position has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### LIVING ROOM

13'8" max x 11'8"

Open plan to the kitchen area with the focal point being a decorative traditionally styled feature fireplace. uPVC double glazed window positioned to the front elevation overlooking the communal green space. This room is accessed via a solid PVC door with a uPVC double glazed top light above. Decorative coving.

#### KITCHEN AREA

6'6" x 4'4"

Incorporated within the aforementioned living room and fitted with wall and base units, working surfaces, stainless steel inset sink unit and drainer with mixer tap. Provision for a slot in electric cooker. You will also find part tiled splashbacks and a uPVC double glazed windows positioned to the gable end. Under the staircase which rises to the first floor, a set of steps descends to a cellar area, which was not inspected at the time of the appraisal.

#### FIRST FLOOR

#### BEDROOM

12'4" to chimney breast x 8'5"

There are two uPVC double glazed windows positioned to the front elevation and a central heating radiator, decorative coving.

#### BATHROOM

6'6" max x 7'5" max

L-shaped in design with a panel bath with shower over, pedestal hand wash basin, tiled splashbacks surround the wet areas, central heating radiator.

#### WC

6'6" x 2'1"

Fitted with a low flush wc, wall mounted Ideal Instinct combination boiler and a uPVC double glazed window with privacy glass inset.

#### LANDING AREA

With a central heating radiator and a loft hatch giving access to the roof void (not inspected at the time of the appraisal).

#### OUTSIDE

There appears to be a communal green space with hanging rights, details of which will be confirming during the conveyancing process.

#### TENURE

We understand the property is a long leasehold arrangement. Details to be provided during the conveyancing process.

#### COUNCIL TAX. BAND A