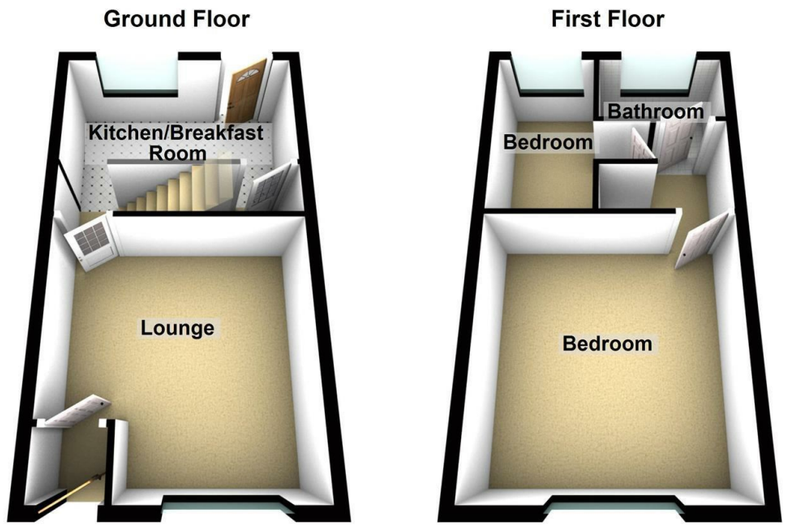
Terrain Map

Hybrid Map

Terrain Map

Floor Plan



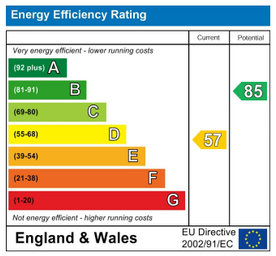

For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

**20 George Street, 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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BOULTONS

# George Street

Crosland Moor, Huddersfield, HD4 5AR

**Offers Around £125,000**

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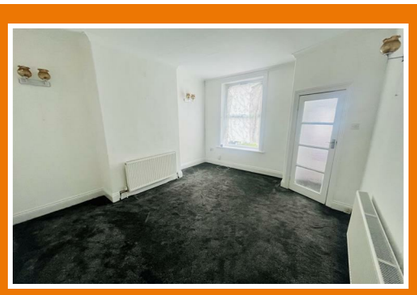
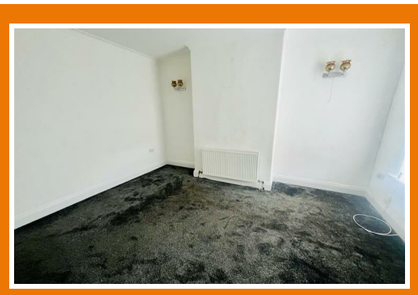
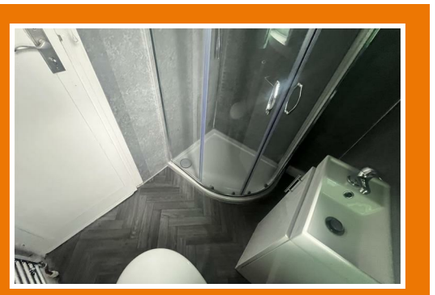
# George Street

Crosland Moor, Huddersfield, HD4 5AR

## Offers Around £125,000

OFFERED WITH NO ONWARD CHAIN is this two-bedroom through and end terrace house which presents an excellent opportunity for first-time buyers. The property is newly upgraded and provides spacious living arrangements offering ample room for comfortable living.

Situated in a convenient and popular residential area, this property benefits from a gas-fired central heating system and sealed unit double glazing.

Comprising: An entrance vestibule, spacious lounge, fitted kitchen, utility cellar, 2 bedrooms and a modern shower room. Outside you will find gardens to the front and rear.

Whether you are looking to start your journey on the property ladder or have a young growing family, this house on George Street is an ideal choice. Don't miss the chance to view this delightful property and book your viewing today.

### ACCOMMODATION

### GROUND FLOOR

### ENTRANCE LOBBY
3'7" x 3'5"

Accessed via a uPVC double glazed front door with privacy glass inset and double glazed top light over and then with a glazed internal door leading through to the lounge.

### LOUNGE
14'11" x 13'1" max

With a uPVC double glazed picture window positioned to the front elevation, recently decorated with a new carpet. two central heating radiators, decorative coving and provision for wall lights in each of the alcoves.

### KITCHEN
13'1" x 7'0"

Fitted with a range of wall and base units in a contemporary charcoal colour scheme with complementary slate effect working surfaces which incorporate a stainless steel inset sink unit with draining board and mixer tap. There are part tiled splashbacks surrounding the preparation areas, provision for a gas cooker, a central heating radiator and a wall mounted Worcester combination boiler. There is also a tiled floor covering, sliding door leading to the cellar head with steps descending to the keeping cellars and to the rear elevation is a a uPVC double glazed picture window and a uPVC double glazed door with privacy glass inset and matching top light over, giving access to the rear of the property.

### KEEPING CELLAR
17'10" x 5'10"

Divided into two sections with a former coal area and a keeping section. There is a gas and electricity meter, fuse board and there is power, light and a central heating radiator.

### FIRST FLOOR

### LANDING

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

### BEDROOM 1
14'7" x 11'4" maverage

With a range of fitted bedroom furniture comprising two double robes with cupboard storage over and single robe, also with storage over. There are two a uPVC double glazed windows positioned to the front elevation from which distant views towards the town centre can be enjoyed. Central heating radiator and decorative coving.

### BEDROOM 2
9'8" x 6'1" average, plus the ent

With useful bulkhead storage cupboard with shelving, central heating radiator and a uPVC double glazed window.

### SHOWER ROOM
6'3" x 4'2"

Fitted with a low flush wc, vanity hand wash basin with mixer tap, quadrant shower cubicle with main rainfall shower head and hand held shower attachment. Slate effect aquaboard style walls and a heated towel rail along with a uPVC double glazed window with privacy glass in set to the rear elevation.

### OUTSIDE

To the front of the property is an elevated buffer garden and to the rear is a larger, patio style, low maintenance garden with garden shed.
It appears there may well be a right of way along the rear of the property to the neighbouring houses.

### TENURE

We understand that the property is a long leasehold arrangement and details will be provided during the conveyance.

### COUNCIL TAX. BAND A.