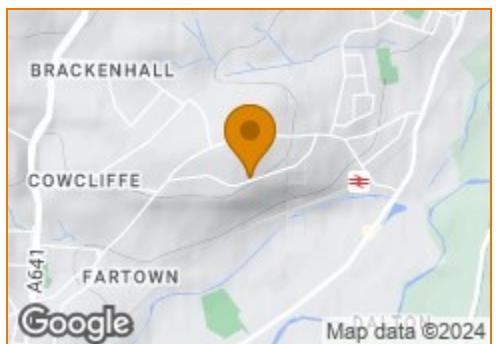


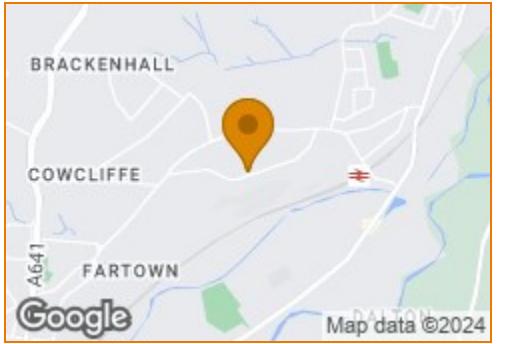
## Terrain Map



## Hybrid Map

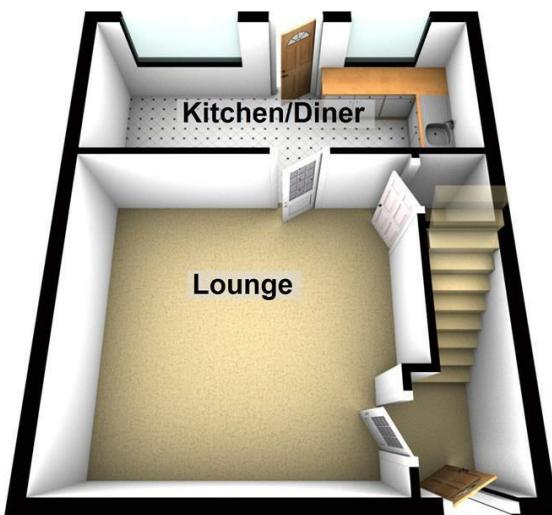


## Terrain Map

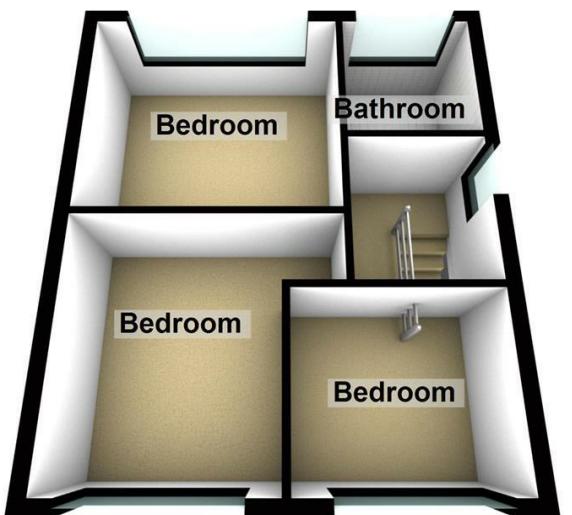


## Floor Plan

### Ground Floor



### First Floor



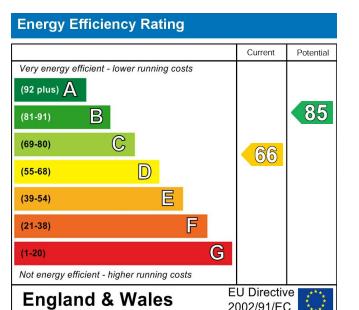
For illustration purposes only, not to scale.  
Plan produced using PlanUp.

## 103 Riddings Road, 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



# BOULTONS



## Riddings Road

Deighton, Huddersfield, HD2 1HT

Offers Around £119,999



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# Riddings Road

Deighton, Huddersfield, HD2 1HT

Offers Around £119,999



\*\*\* POPULAR & CONVENIENT LOCATION \*\*\* GARDENS FRONT & REAR \*\*\*\* IDEAL FIRST HOME \*\*\*\*

ENJOYING AN ELEVATED POSITION is this spacious 3 BED END TERRACE property. Most conveniently placed for REGIONAL COMMUTING, local schooling and within close proximity of Huddersfield town centre. Gas central heating system & D/G, comp: entrance vestibule, living room, dining kitchen, 3 beds and bathroom. Viewing recommended!!!

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### LIVING ROOM

14'9" x 13'1"

A good size reception room, positioned to the front of the property. Light and airy with coving to ceiling, double glazed window, electric fire, surround and radiator. There is also a useful under stairs storage cupboard.

#### DINING KITCHEN

18'0" x 6'10"

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap. There is a double oven, hob and extractor hood above, two double glazed window and a Upvc double glazed door leading to the rear garden.

### FIRST FLOOR

#### LANDING

6'2" x 5'10"

The landing has a Upvc double glazed window and loft access.

#### BEDROOM 1 (front)

11'5" x 9'6"

A good size bedroom, positioned to the front of the property with double glazed window and radiator.

#### BEDROOM 2 (rear)

10'9" x 8'10"

Positioned to the rear of the property with a double glazed window and radiator.

#### BEDROOM 3 (front)

8'10" x 7'6"

With double glazed window and radiator.

#### BATHROOM

5'10" x 5'6"

Comprising a panelled bath, with a shower over, low flush wc and a hand wash basin along with a radiator.

#### OUTSIDE

The front garden is enclosed, predominantly laid to lawn with flower beds. The garden to the rear has a lawn area and two garden sheds.

#### COUNCIL TAX BAND A

#### EPC RATING D66

#### TENURE

We believe the property to be a freehold arrangement. Further details can be obtained during the conveyancing process.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.

