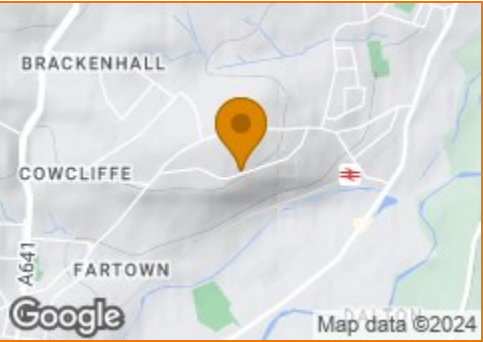


Terrain Map



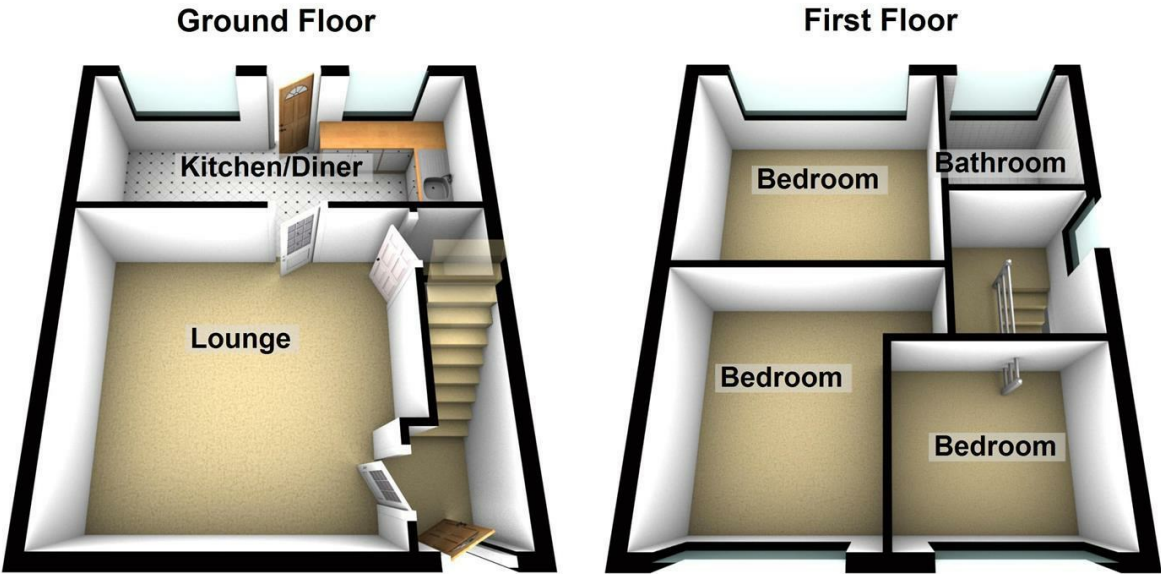
Hybrid Map



Terrain Map



Floor Plan



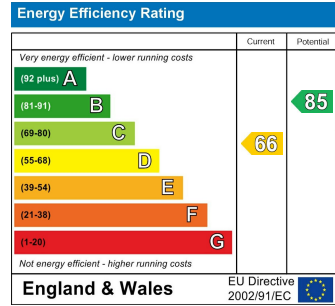
For illustration purposes only, not to scale.
Plan produced using PlanUp.

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

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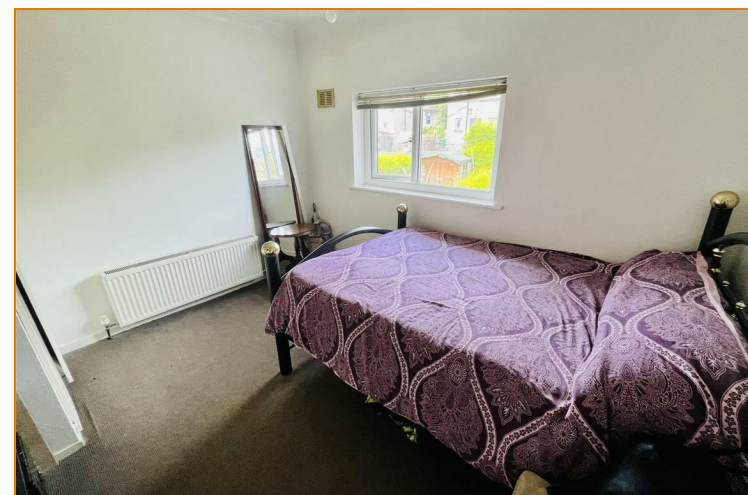
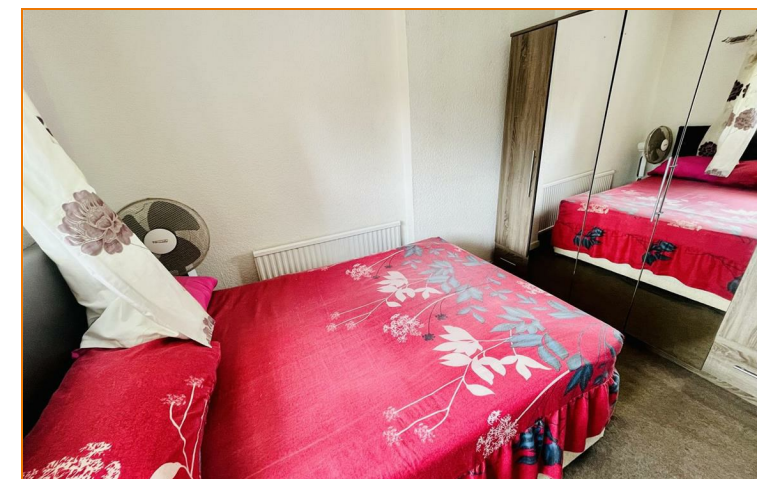
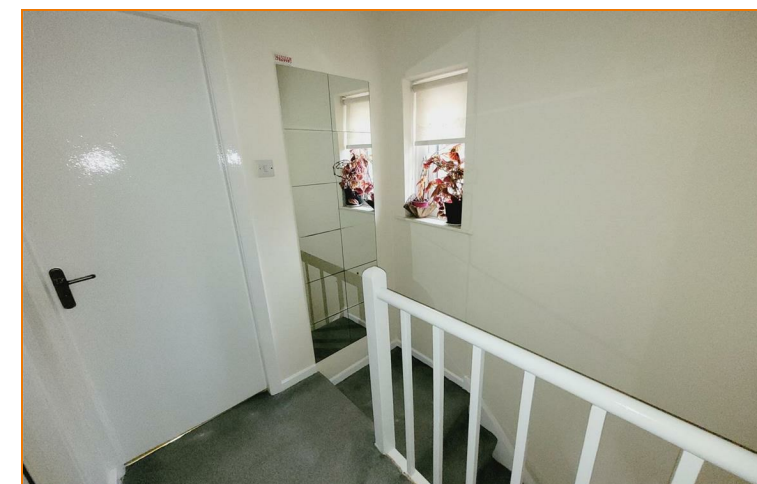
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Riddings Road

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 understairs 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.