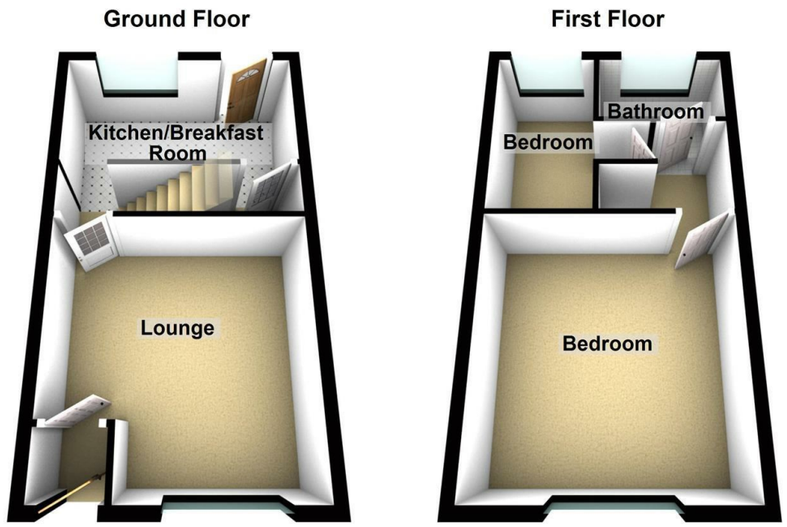
Terrain Map

Hybrid Map

Terrain Map

Floor Plan



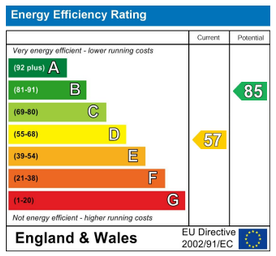
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

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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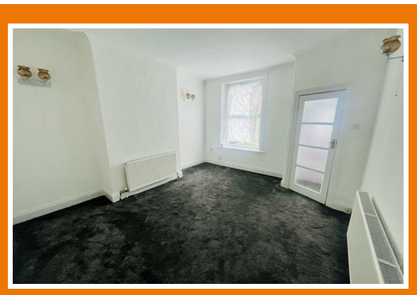
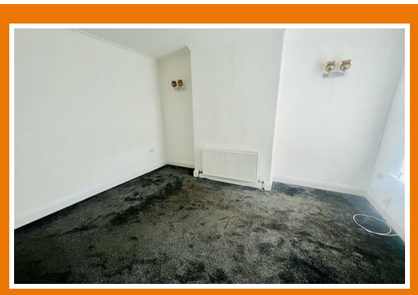
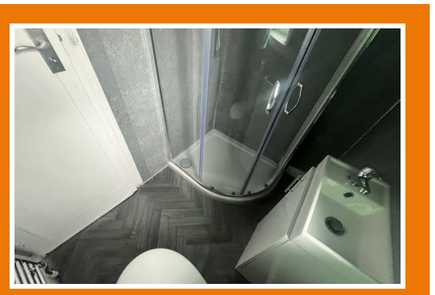

OFFERED WITH NO ONWARD CHAIN is this two-bedroom through and end terrace house which presents an excellent opportunity for first-time buyers. The property is newly upgraded and provides spacious living arrangements offering ample room for comfortable living.

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.