12 Moss Street, Huddersfield, HD4 6NL

Offers Over £75,000

Offered FOR SALE with TENANT IN SITU is this TWO bedroom stone built mid terrace in the popular area of Newsome, Huddersfield. Accommodation comprises; Entrance hallway and lounge. To the lower ground floor; dining kitchen. To the first floor; landing, two bedrooms and bathroom. Paveline frontage and access to common land at the back. On street permit parking. The property has the benefit of gas central heating. Close to amenities, transport links and access to the M62 motorway network. The property is currently tenanted. Viewing essential.

Ground Floor

Entrance Hallway

Single glazed obscure wooden door to front with single glazed panel above. Radiator and wooden obscure double glazed window to rear. Staircase access to first floor and lower ground floor and door to lounge;

Lounge 9'10" x 15'5" (3 x 4.7)

Radiator and Upvc double glazed window to front.

Lower Ground Floor

Dining Kitchen 14'1" x 15'5" (4.3 x 4.7)

Having a range of wall and base units with laminate worktop and tiled splashbacks. Gas cooker point, plumbing for washing machine and stainless steel sink and drainer. 'Vokera' condensing combi boiler, radiator and understairs storage. Gas meter, electric meter and fusebox. Single glazed obscure wooden door and window to rear.

First Floor

Landing

Wooden obscure double glazed window to rear and loft hatch. Doors to bathroom and bedrooms;

Bedroom One 9'8" x 10'0" (2.95 x 3.05)

Double bedroom with radiator, mobile room stat and single glazed wooden window to front.

Bedroom Two 5'8" x 10'2" (1.75 x 3.1)

Single bedroom with radiator, single glazed wooden window to front and bulk head wardrobe.

Bathroom 4'11" x 6'10" (1.5 x 2.1)

Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower. Radiator, part tiled walls and single glazed obscure wooden window to rear.

External

Paveline frontage to front and access to common yard to the rear.

Parking
On street permit parking

Tenure
We have been advised by the vendor that the property is leasehold. 999 year lease from 29/09/1875. Annual ground rent £19

Energy Rating
D

Council Tax Band
A

Viewings
Strictly by appointment. Contact Dawson Estates.

Property to Sell?
Call for a FREE, no obligation valuation.

Solicitors
Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

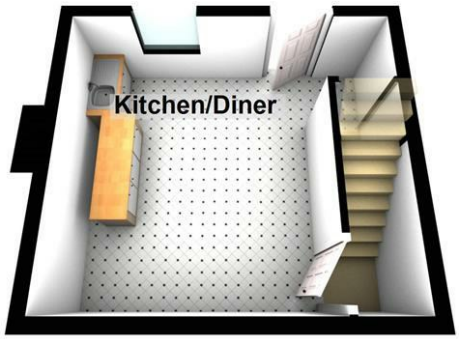
Boundaries & Ownerships
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

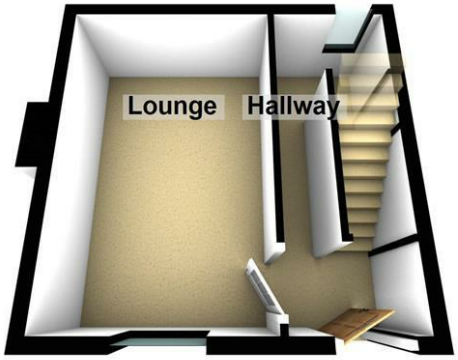
Other Details
The property is currently tenanted at £450pcm.

Floor Plan

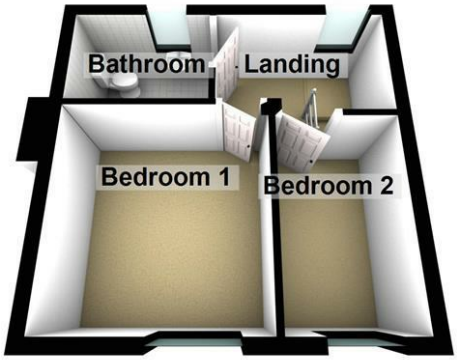
Lower Ground Floor



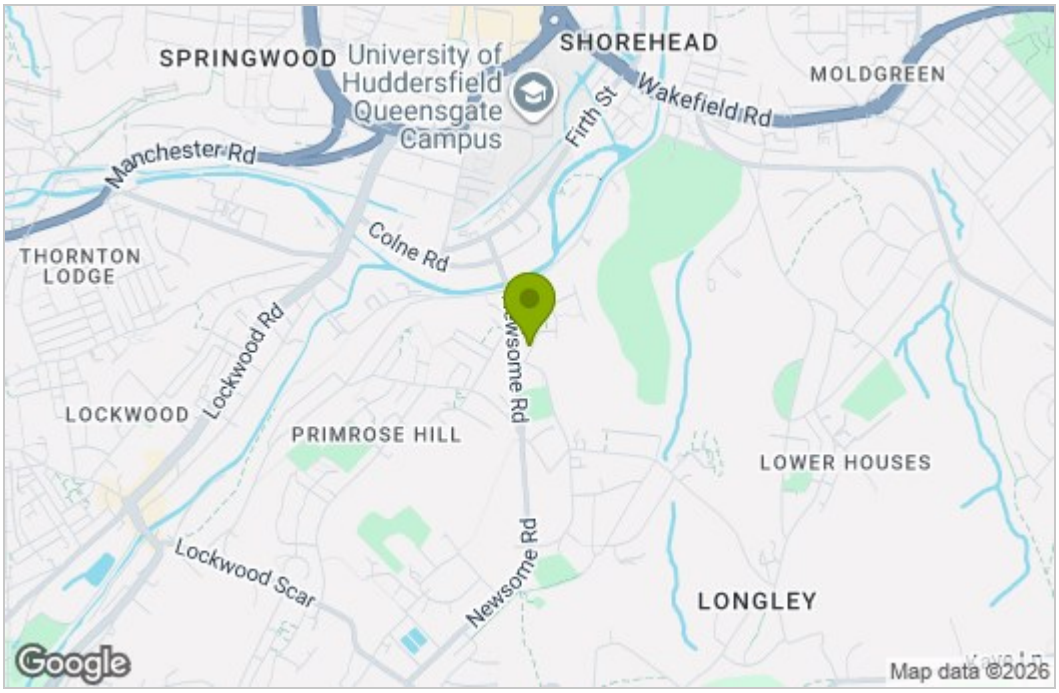
Ground Floor



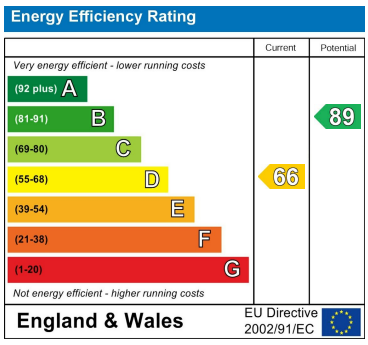
First Floor

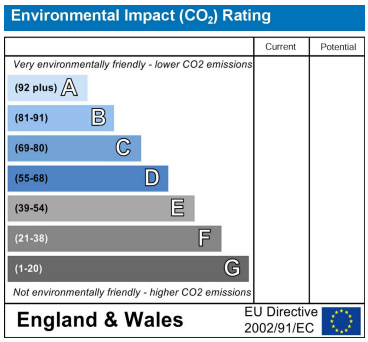


Area Map



Energy Efficiency Graph





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