

May Street,Crosland Moor Huddersfield HD4 5DG

william h brown

welcome to

May Street,Crosland Moor Huddersfield

Newly renovated to a high standard and ready to move straight into, with off-road parking and a spacious dining-kitchen. Fully rewired with brand new heating system. Offered chain-free, making this ideal as a first purchase or investment and located close to local amenities and bus routes.













Agents Note: Aml
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note: Private Row
There is an easement on the title. Your conveyancer can take the necessary steps to advise

Lounge
15' x 15' 3" into recess (4.57m x 4.65m into recess)

Kitchen
14' 11" x 14' 1" (4.55m x 4.29m)

Bedroom One
12' 8" into recess x 9' 4" (3.86m into recess x 2.84m)

Bedroom Two
12' 2" x 5' 1" (3.71m x 1.55m)

welcome to

May Street, Crosland Moor Huddersfield

- BRAND NEW RENOVATION | CHAIN FREE PROPERTY
- Close to schools and bus routes
- Ideal as a first purchase or an investment
- Dining-kitchen
- Ready to move into situated within peaceful location with minimal traffic
- Off-road parking

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 8.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1907. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119543

The Property Ombudsman

Property Ref:
HDF119543 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01484 542072

huddersfield@williamhbrown.co.uk

8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.