



### 3 bed terraced house to buy in

Bradford Road, Fartown, Huddersfield,  
West Yorkshire, HD1 6EA

**£100,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Allocated parking

Garden

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Three Bedrooms
- ✓ Large Rear Garden
- ✓ Extensive Front Garden
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

We are delighted to present this three-bedroom property to the market.

This terraced family home is set in the most convenient location close to Huddersfield Town Centre, with local shops and schools being within proximity, along with useful transport links to adjoining villages.

The ground floor briefly consists of a large lounge, a fitted kitchen, and a cellar.

The first floor is comprised of three good-sized bedrooms and a family bathroom.

Externally, there is an extensive front garden and, to the rear, a well-proportioned garden.

This stunning home is perfect for any individual/couple/family looking to step onto the property ladder, as this would make an ideal First Time Buy or, in the alternative, a brilliant investment for any prospective Landlord.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: Terraced House

USPs: Garden

Parking: Allocated

Heating: Gas

## Bathroom

2.10m x 1.80m (6'10" x 5'10")



## Bed 3

3.70m x 2.50m (12'1" x 8'2")



## Bed 2

4.20m x 3.40m (13'9" x 11'1")



## Bedroom 1

4.10m x 2.10m (13'5" x 6'10")



## Cellar

2.00m x 1.20m (6'6" x 3'11")

## Kitchen

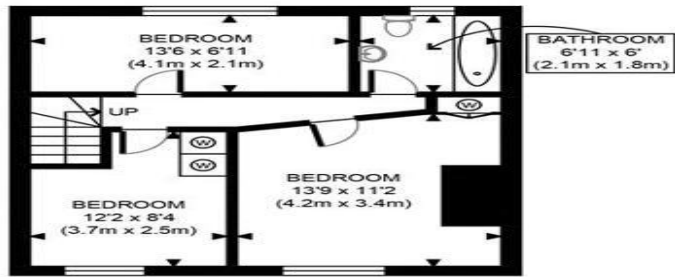
4.20m x 2.00m (13'9" x 6'6")



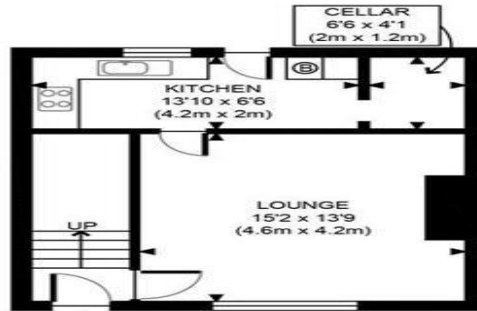
## Lounge

4.60m x 4.20m (15'1" x 13'9")





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 451 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 405 SQ FT

|  |  |
|--|--|
| <p>APPROX. GROSS INTERNAL FLOOR AREA 856 SQ FT / 80 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p> | <p>Bradford Road</p> <p>Date 25/10/22</p> <p>photoplan</p> |
|--|--|

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | 89        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 67                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

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Contact your local branch today for more information on this property:

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