



Stile Common Road,Huddersfield HD4 6DD

welcome to

Stile Common Road, Huddersfield

Offered with no onward chain, this well-presented stone-built home is ideal as an investment, located only a short distance from the University of Huddersfield. With two good-sized bedrooms, a separate kitchen and a converted basement offering additional space and an enclosed garden.



Lounge

10' 4" x 14' 7" (3.15m x 4.45m)

Kitchen

Irregular Shaped Room 12' 5" x 5' 4" (3.78m x 1.63m)

Bedroom One

14' 2" x 9' 7" (4.32m x 2.92m)

Bedroom Two

13' 2" max x 9' 3" max (4.01m max x 2.82m max)

Bedroom Three

Irregular Shaped Room 12' 1" x 8' 2" (3.68m x 2.49m)

Agents Note

There is an
easement on the title.
Your conveyancer can take
the necessary steps to
advise.



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welcome to

Stile Common Road, Huddersfield

- Ideal as an investment
- Quiet yet convenient location
- Offered with no onward chain
- Close to the University of Huddersfield
- Well-presented throughout

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118382 - 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.

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