



cornerstone
ESTATE AGENTS

Stead Lane
Huddersfield



Stead Lane, Huddersfield

Offers In Region Of £250,000

LOCATED IN A QUIET CORNER OF KIRKHEATON, THIS CHARMING THREE-BEDROOM SEMI-DETACHED HOME OFFERS BOTH PRIVACY AND CONVENIENCE AT ITS LOCATION. METICULOUSLY MAINTAINED OVER THE YEARS, IT PRESENTS AN IDEAL OPPORTUNITY FOR FIRST-TIME BUYERS AND SMALL FAMILIES LOOKING TO ADD THEIR PERSONAL TOUCH.

The interior, while in need of modernizing, boasts incredible potential. Enjoy a spacious living room, along with a kitchen diner perfect for family meals. A conservatory seamlessly connects to the rear garden, creating a lovely flow for indoor-outdoor living. Upstairs, you'll find a split bathroom and toilet, complemented by two well-proportioned double bedrooms and a versatile single bedroom that can easily serve as a study or home office. The rear garden features a small patch of grass located at the back and a patio area, perfect for outdoor gatherings. The front garden is equally appealing, complete with a gated driveway leading to a large garage, providing ample space for parking and storage



ADDITIONAL INFORMATION

Council Tax: C

Tenure: Freehold

EPC: TBC

Parking: Off Road

what3Words: indoor.kind.salsa

UTILITIES Gas: Mains

Electric: Mains

Water: Mains

Heating: Gas

Broadband: Ultrafast Full Fibre

Mobile Coverage: 4G/5G - check with your mobile provider

AGENT NOTES

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



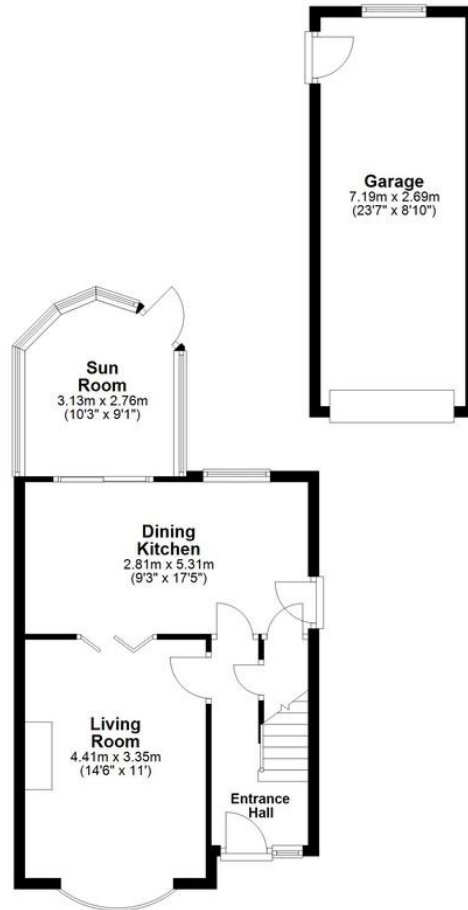






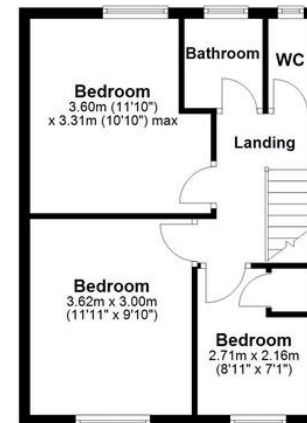
Ground Floor

Approx. 65.3 sq. metres (703.4 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



Total area: approx. 104.0 sq. metres (1119.4 sq. feet)



