



Hammerton Road, Fartown, HUDDERSFIELD HD2 2PS

welcome to

Hammerton Road, Fartown, HUDDERSFIELD

Spacious 3-bed semi in Fartown offering 2 receptions, a stunning sun room, modern kitchen, bright bedrooms and a smart shower room. Front/rear gardens, garage and driveway. Great access to M62, schools and local amenities.



Lounge

20' 10" x 11' 8" (6.35m x 3.56m)

Kitchen

9' 2" x 8' 11" (2.79m x 2.72m)

Sun Room

8' 2" x 9' 8" (2.49m x 2.95m)

Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m)

Bedroom Two

8' 10" x 9' 7" (2.69m x 2.92m)

Bedroom Three

8' 4" max x 9' 6" max (2.54m max x 2.90m max)

Bathroom**Agents Note**

There is a easement on the title, please enquire with the branch.



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welcome to

Hammerton Road, Fartown HUDDERSFIELD

- Three-bed semi-detached in popular Fartown location
- Standout sun room
- Three spacious bedrooms, two with fitted wardrobes
- Front and rear gardens, garage and driveway
- Close to M62 links, schools and amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1958. 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

£190,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDF118844](https://www.williamhbrown.co.uk/Property/HDF118844)



Property Ref:
HDF118844 - 0006

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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