



Osborne Street, Moldgreen Huddersfield HD5 8AY

welcome to

Osborne Street, Moldgreen Huddersfield

Newly renovated and ready to move into, this stone-built home in peaceful yet convenient Moldgreen with two light and airy bedrooms, a courtyard garden and additional cellar space. Chain free and ideal as a first purchase or for investment, located close to the university, transport and town centre.



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.

Lounge

8' 9" into recess x 14' (2.67m into recess x 4.27m)

Kitchen

14' x 3' 8" (4.27m x 1.12m)

Bedroom One

8' 8" x 9' 6" (2.64m x 2.90m)

Bedroom Two

9' 5" x 6' 6" (2.87m x 1.98m)

Bathroom

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welcome to

Osborne Street, Moldgreen Huddersfield

- A chain free, newly renovated property
- Ideal as a first purchase or for investment
- Peaceful yet convenient location
- Courtyard garden to the front
- Close to public transport and the town centre of Huddersfield
- Light and airy bedrooms
- Additional cellar space
- Close to the University of Huddersfield

Tenure: Freehold EPC Rating: D

Council Tax Band: A

fixed price

£120,000



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Property Ref:
HDF119341 - 0002

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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Please note the marker reflects the
postcode not the actual property



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