



## 17 Hope Street, Huddersfield, HD3 4JP

### Offers in excess of £95,000

Good Move are pleased to present this one-bedroom, with an additional box room end-terrace home to the market.

This well-presented and deceptively spacious home is arranged over three floors, offering versatile living accommodation ideal for first-time buyers, downsizers or investors alike.

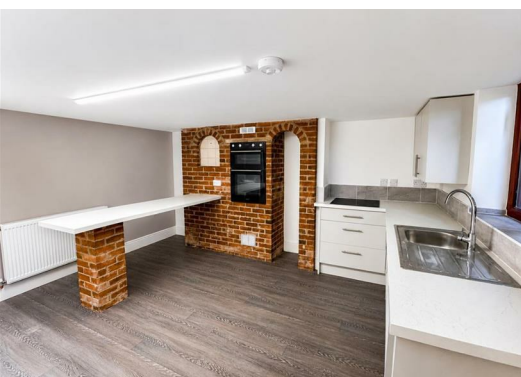
The lower ground floor features a large kitchen, providing a practical and functional space separate from the main living areas. To the ground floor, a bright and comfortable living room complimented with a central stone fireplace. To the first floor is one bedroom and a box / storage room, The Bedroom is a generous size and the box room offers adaptable storage space served by a modern family bathroom.

Ideally positioned for commuters, the property offers excellent access to the motorway network, with the M62 (J23) just a short drive away, while Huddersfield town centre is approximately 2 miles distant.

The area is well served by a selection of highly regarded local schools for all ages, along with convenient access to everyday amenities and Huddersfield Infirmary, making it a practical and well-connected location for families and professionals alike.

The property has been attractively priced and would invite all buyers in a position to proceed to view.

Please call for more information.

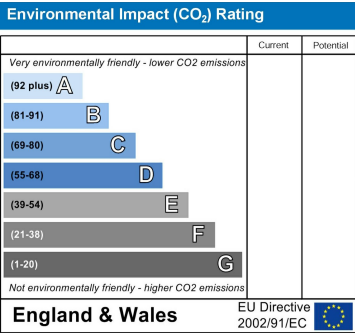
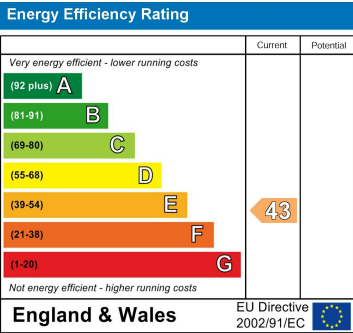


Disclaimer

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. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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 GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

869 years remaining on the lease  
Ground rent: TBC  
Maintenance charge: TBC  
This information is provided by the vendor and should be verified during the conveyancing process.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB  
Tel: 0113 892 1166  
sales@goodmove.co.uk  
www.goodmove.co.uk