



## 16 Chapel Terrace

Crosland Moor, Huddersfield, HD4 5DZ

£85,000



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Situated on Chapel Terrace, Crosland Moor, this well-presented two-bedroom terraced house offers a delightful opportunity for both first-time buyers and investors alike. The property boasts a spacious living room, perfect for relaxation and entertaining, complemented by a separate kitchen located on the lower ground floor, providing a practical layout for modern living.

The home is thoughtfully designed to maximise space and comfort, making it an inviting retreat. With its older character, the property exudes a sense of warmth and charm, appealing to those who appreciate traditional features.

Situated in an ideal location, residents will benefit from easy access to local amenities and excellent transport links, ensuring convenience for daily commutes and leisure activities. The absence of a chain further enhances the appeal, allowing for a smooth and straightforward purchasing process.

This property represents a fantastic opportunity to secure a lovely home in a desirable area, making it a must-see for anyone looking to enter the property market or expand their investment portfolio. Don't miss the chance to make this charming house your new home.

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

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## Entrance Hall

Leading in from the front of the home providing access to the living room and upstairs to the first floor accommodation.

## Living Room

A spacious living room which overlooks the front aspect of the home. The living room is well presented in a light and neutral colour scheme with beige carpets. There is a large wall mounted radiator, uPVC double glazed window and a useful built in storage cupboard in the alcove.

## Kitchen

Accessed on the lower ground floor from the living room and down stairs, the kitchen has plenty of work surface and storage space with wooden base and wall units, a built in oven and hob, as well as a sink and drainer.

## Bedroom One

On the first floor, the main bedroom is a double bedroom with an outlook over the front of the home. The gas central heating boiler is located in the corner of the room.

## Bedroom Two

A well sized single bedroom to the front aspect with built in storage space.

## Bathroom

With a bath tub, over bath shower, hand basin and w/c, the bathroom is tastefully tiled.

## External

The property is set back from the road behind a front courtyard which is paved, providing a low maintenance outdoor space.

## Directions

For Satnav please use the postcode HD4 5DZ

## Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## 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 SW PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**



## Road Map



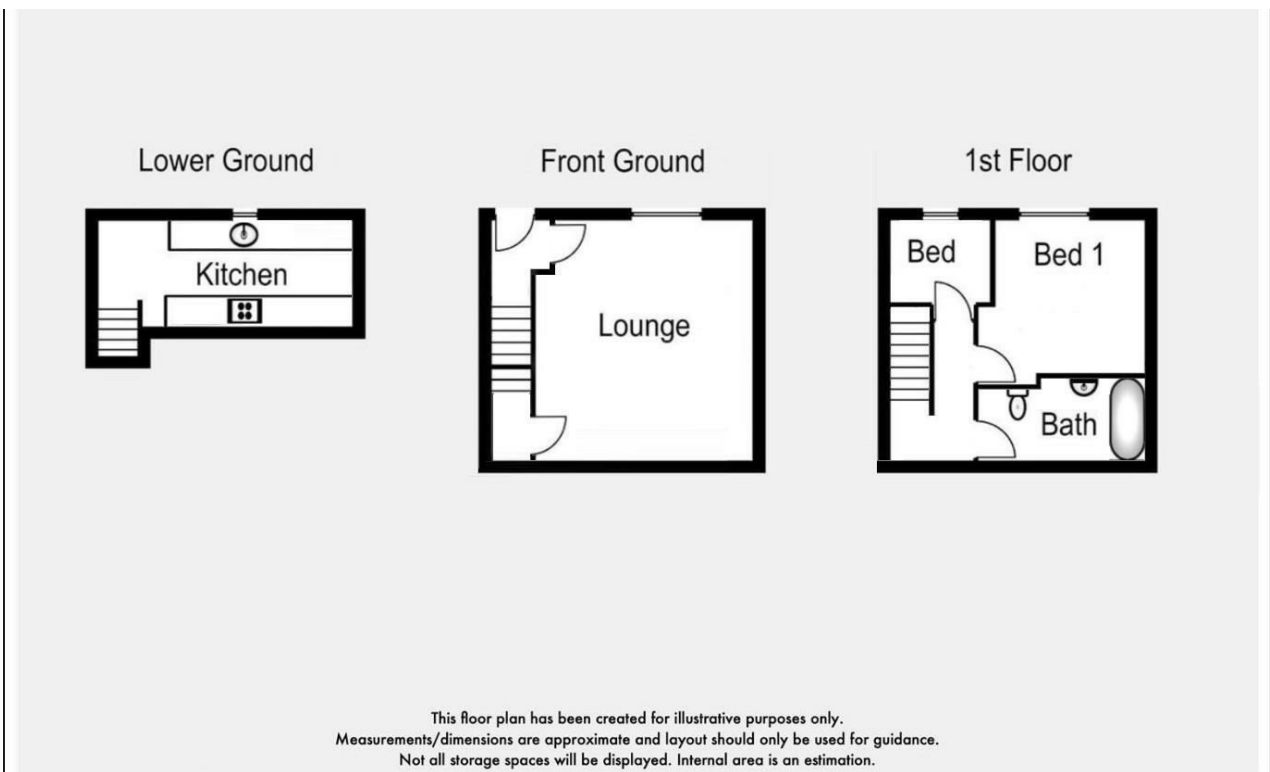
## Hybrid Map



## Terrain Map



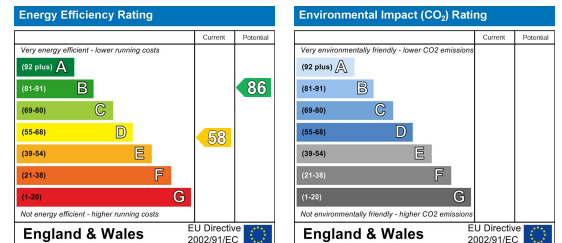
## Floor Plan



## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.