



### 3 bed terraced house to buy in

Almondbury Bank, Huddersfield, West  
Yorkshire, HD5 8HF

**£95,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ For sale by online auction T&C
- ✓ Three Bedrooms
- ✓ Gas Central Heating
- ✓ Two Reception Rooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**

## Description

We are pleased to offer this 3-bedroom terrace property, built across three floors! Well-presented throughout, with spacious rooms and in a prime location, this is one not to be missed!

Calling at property investors and first-time buyers! This is a vacant property with no onward chain! It's ready to go!

Situated within easy access to motorway links such as the m62 and m1 this makes an attractive purchase for the commuter. Only a 5 minute walk from huddersfield town centre makes this a perfect property for student accomadation and first time buyer's that are wanting to get onto the property ladder.

Built across three floors the ground floor comprises of; 2 spacious well decorated reception rooms. The kitchen is well fitted with a range of wall and base mounted units with complimentary work surfaces over and comes with all the mod cons needed for modern day living.

Upstairs you will find 3 good sized bedrooms all having ample floorspace for suitable bedroom furniture. The house bathroom is bright and airy consisting of; bath with shower over/ low level flush wc and wash hand basin.

Downstairs in the basement is plenty more living space, with 2 more rooms, including another kitchen area.

Outside the quality continues with plenty of on street parking. A small low maintenance garden is also to the rear of the property.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 66

Annual Ground Rent Amount: £10.00

Price: Starting Bid £95,000

Property Type: Terraced House

Parking: On Street

Heating: Gas



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         |                                                                                                               |
| (81-91) <b>B</b>                            |         | 85                                                                                                            |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            | 66      |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

Almondbury Bank, Huddersfield, West Yorkshire, HD5 8HF

Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, [admin@kavanaghhayes.co.uk](mailto:admin@kavanaghhayes.co.uk), [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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