



2 bed terraced house to buy in

Church Lane, Moldgreen, Huddersfield,
West Yorkshire, HD5 9EB

£75,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Period Front Back to Back Terraced House
- ✓ One Bedroom and Loft Space
- ✓ Upgrading Required
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **None**
- ✓ Mobile signal: **Good**

Description

Requiring modernisation, this spacious one bedroom front back to back property has a large loft.

(Please note we have tagged this property as two bedrooms for search criteria only as people will then recognise the potential - we are selling it as a one bed plus loft).

The primary accommodation comprises: -

Ground Floor: Entrance, Living Room, Galley Kitchen,

Cellar,

First Floor: Double Bedroom and Large Shower Room

Upper Level: Large loft

The property has a gas central heating system and double glazing, together with a small front garden.

Located in an area that has traditionally been popular with those requiring ready access to the town centre and university, as these are around only a mile away.

Locally there are a range of shops in the village and also not too far away is Ravensknowle Park. Schooling for children of all ages is also on hand, as are bus services and good road links.

In all, this is a well priced period terraced house of which viewing is highly recommended.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £75,000

Property Type: Terraced House

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

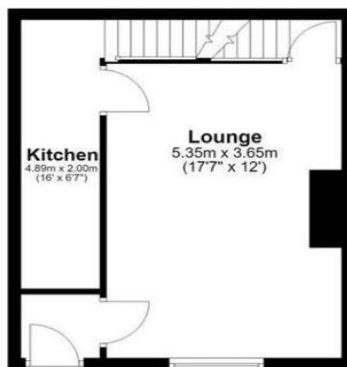
Air conditioning: No

Broadband: None

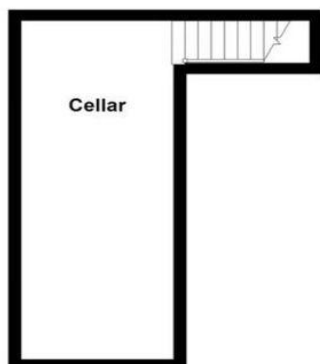
Mobile signal coverage: Good



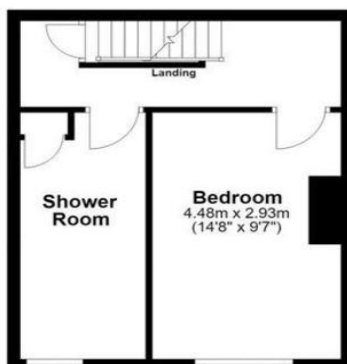
Ground Floor



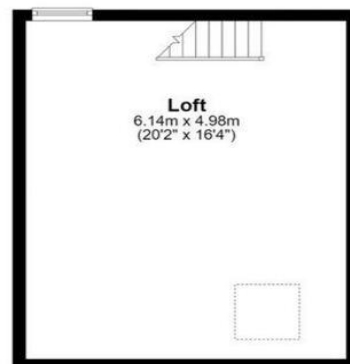
Cellar



First Floor



Loft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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, www.kavanaghhayes.co.uk

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