22 Fenton Square, Huddersfield, HD1 3HZ

£150,000

Offered FOR SALE is this FOUR bedroom mid terrace property close to the centre of Huddersfield. Accommodation comprises; Entrance hallway and two bedrooms to the ground floor. Dining kitchen and bathroom to lower ground floor. To the first floor; landing, lounge/dining/kitchen, bedroom and shower room. To the second floor; landing, bedroom and cloaks/w.c. Paveline frontage.

Ground Floor

Entrance Hall
Wooden door with single glazed obscure window above to front. Tiled floor, doors to staircase access to first floor and lower ground floor, Upvc double glazed window to rear and doors to bedrooms;

Bedroom Three 13'1" x 14'0" (4.01 x 4.28)

Double bedroom with radiator, dado rail and Upvc double glazed window to front. Decorative fireplace.

Bedroom Two 9'5" x 10'3" (2.88 x 3.14)

Double bedroom with radiator and Upvc double glazed window to rear. Air vent and storage cupboard to one alcove.

Lower Ground Floor

Inner Lobby
Radiator, air vent and understairs storage. Two telephone points and doors to bathroom and dining kitchen;

Dining Kitchen 13'10" x 17'3" (4.24 x 5.27)

Having a range of wall and base units with laminate worktop and tiled splashback. Stainless steel sink and drainer, electric oven and gas hob and plumbing for washing machine. Tiled floor, radiator, 'Worcester' combi boiler. Wooden door and Upvc double glazed window to front.

Bathroom 8'3" x 9'5" (2.54 x 2.88)

Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower. Part tiled walls, radiator, wall light with electric shaver point and air vent. Tiled floor.

First Floor

Landing
Upvc double glazed window to rear, radiator and staircase access to second floor. Doors to shower room, lounge/dining/kitchen and bedroom;

Bedroom Four 8'2" x 9'10" (2.49 x 3.02)

Double bedroom with radiator, Upvc double glazed window to rear, decorative fireplace and storage cupboard to one alcove.

Lounge/Dining/Kitchen 14'1" x 17'3" (4.3 x 5.27)

Decorative fireplace, radiator and two Upvc double glazed windows to front. Extractor fan, 'Worcester' condensing combi boiler. Having a range of wall and base units with laminate worktop and tiled/wood splashback. Space for fridge/freezer, acrylic sink and drainer, electric oven and gas hob.

Shower Room

Two piece suite comprising shower cubicle with mains shower and floating sink. Radiator, fully tiled walls, part tiled floor and extractor fan.

Second Floor

Landing
Wooden double glazed velux window, plumbing for washing machine and doors to cloaks/w.c. and bedroom;

Bedroom One 8'10" x 19'8" (2.7 x 6)
Double bedroom with radiator and wooden double glazed velux window.

Cloaks/w.c.

Two piece suite comprising low flush w.c. pedestal wash basin with tiled splashback. Radiator, extractor fan and wooden double glazed velux window.

External

Paveline frontage

Parking
On street permit parking

Tenure
TBC

Energy Rating
22 - D
22a - C

Council Tax Band
A - Two separate bills

Viewings
Strictly by appointment. Contact Dawson Estates.

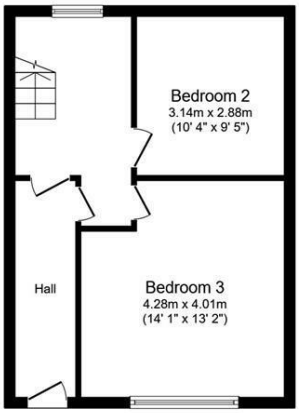
Property to Sell?
Call for a FREE, no obligation valuation.

Solicitors
Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

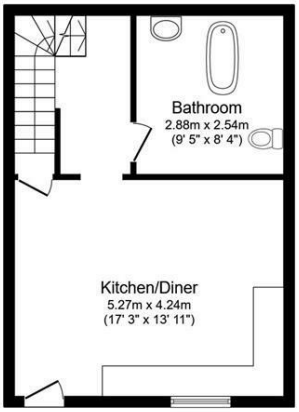
Boundaries & Ownerships
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

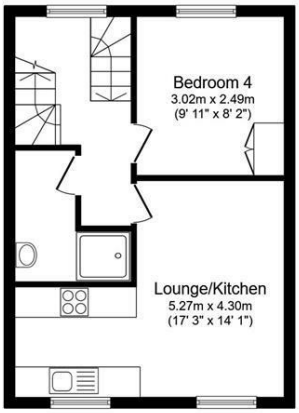
Floor Plan



Ground Floor
Floor area 40.0 sq.m. (431 sq.ft.)



Lower Ground Floor
Floor area 40.0 sq.m. (431 sq.ft.)



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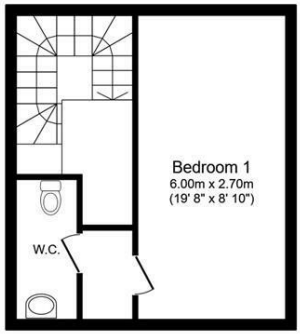
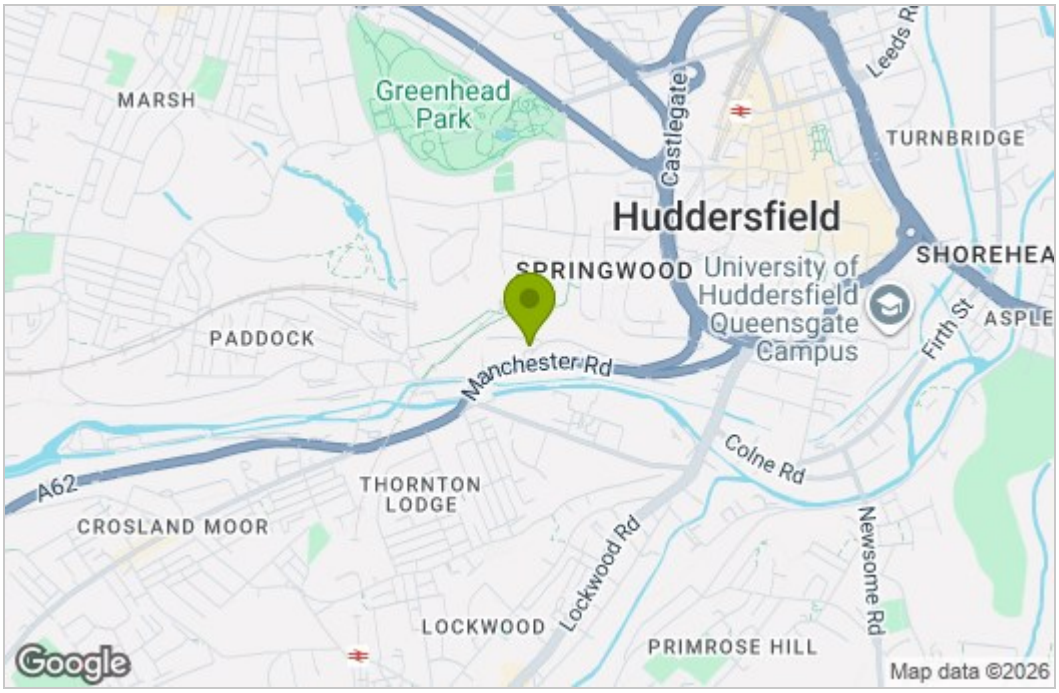


Second Floor
Floor area 31.9 sq.m. (344 sq.ft.)

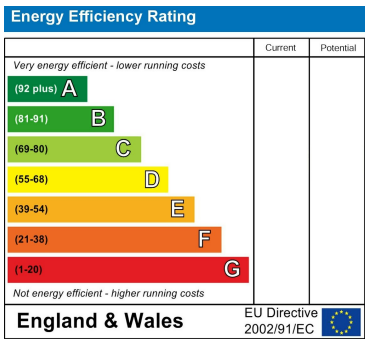
Total floor area: 151.9 sq.m. (1,635 sq.ft.)

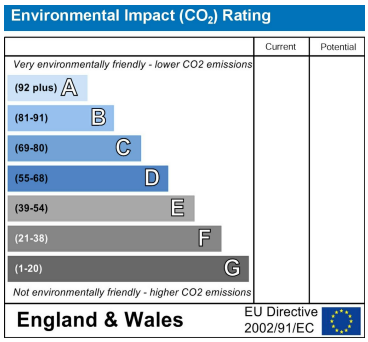
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph





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5 St Pauls Buildings Southgate, Elland, HX5 0EX
Tel: 01422370320 Email: www.dawsonestates.co.uk