



Applegate  
Properties



- Bay fronted semi detached
- Four bedrooms
- Generous corner plot
- Requires refurbishment

**Reinwood Road, Huddersfield, HD3 4DW**

**Offers Over: £360,000**

A spacious extended four bedroom semi detached in generous corner plot offering excellent further potential. No Chain.





## PROPERTY DESCRIPTION

Presenting an extended four-bedroom, bay-fronted semi-detached home on Reinwood Road, Huddersfield. This property offers a great opportunity for those seeking a spacious family home with the potential to modernize to their own taste.

Set on a large corner plot, the home features two generous reception rooms and a breakfast kitchen, perfect for family life. While some updating is needed, the property holds significant potential for transformation into a modern family residence. Located close to highly regarded schools and with easy access to Huddersfield and the motorway network, this property is ideal for families and commuters alike with gas central heating and no vendor chain. This delightful property includes well-stocked gardens and provide a peaceful outdoor space, complemented by a detached garage. Early viewing is recommended to appreciate its full potential.

EPC: D

Tenure: Freehold

Council Tax: D

**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas.

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification









Approx Gross Internal Area  
121 sq m / 1304 sq ft



Ground Floor  
Approx 62 sq m / 663 sq ft

First Floor  
Approx 60 sq m / 642 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

#### Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

#### Copyright

Unauthorised reproduction prohibited

#### Office Opening Hours

Monday – Friday 9.00am – 1.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED