





Keldregate,Deighton Huddersfield HD2 1LF

william h brown

welcome to

Keldregate, Deighton Huddersfield

Discover this beautifully presented three-bedroom semi-detached home situated in the heart of Deighton, offering generous living accommodation, refurbished interiors, and excellent outdoor space, all within a convenient location ideal for families and commuters alike.













Agents Note: Aml
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

Agents Note: Unadopted Road
The property has garage access available to the rear via an unadopted road. Your conveyancer can raise enquiries on your behalf.

Lounge
15' 11" x 10' 4" (4.85m x 3.15m)

Dining Room
17' 5" x 10' 4" (5.31m x 3.15m)

Kitchen
11' 10" x 7' 2" (3.61m x 2.18m)

Shower Room
6' 5" x 4' 11" (1.96m x 1.50m)

Bedroom One
12' 2" x 11' 1" (3.71m x 3.38m)

Bedroom Two
11' 2" x 7' 11" (3.40m x 2.41m)

Bedroom Three
7' 7" x 7' 4" (2.31m x 2.24m)

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- Downstairs shower room
- Two reception rooms
- Easy access to M62 and transport links
- Modern throughout/move-in condition
- No onward chain

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000 - £220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF116298

The Property Ombudsman

Property Ref:
HDF116298 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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