





Botham Fields,Huddersfield HD3 4PJ

william h brown

welcome to

Botham Fields, Huddersfield

A well-presented detached home in the popular Longwood area, featuring two reception rooms, an en-suite to the principal bedroom, driveway parking, and gardens to the front and rear. Conveniently located and offering spacious accommodation, this property is ideal for families and professionals alike













Lounge
11' 11" to stairs x 14' 6" (3.63m to stairs x 4.42m)

Dining Room
8' 6" x 10' 1" (2.59m x 3.07m)

Kitchen
11' 3" x 10' 1" (3.43m x 3.07m)

Conservatory
Bedroom One
11' 6" x 10' 2" (3.51m x 3.10m)

Ensuite

Bedroom Two
9' 6" to wardrobes x 7' 11" plus doorway (2.90m to wardrobes x 2.41m plus doorway)

Bedroom Three
6' 6" x 8' 6" (1.98m x 2.59m)

Bathroom

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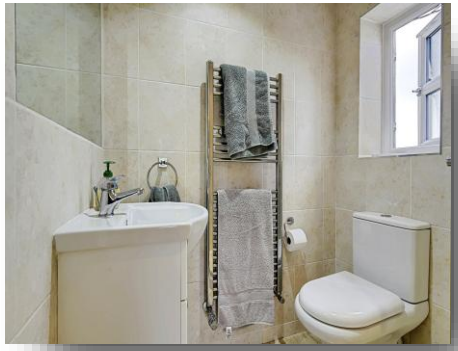
- Guide Price £325,000 - £350,000
- Popular Longwood Location
- Three Bed Detached House
- Conservatory with underfloor heating
- Ensuite bathroom to principal bedroom
- Front and rear gardens plus driveway parking

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£325,000 - £350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119310

The Property Ombudsman

Property Ref:
HDF119310 - 0006

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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