



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	13	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Abbey Road, Fartown, HD2 1BB

3  
 1  
 1  
 G

**Offers in the region of: £89,950**

To be advised

**01484 548126**  
[huddersfield@whitegates.co.uk](mailto:huddersfield@whitegates.co.uk)  
[www.whitegates.co.uk](http://www.whitegates.co.uk)

Whitegates Huddersfield  
 6 Cherry Tree Centre, Market Street,  
 Huddersfield, West Yorkshire, HD1  
 2ET



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Abbey Road, Fartown, HD2 1BB

3 bedrooms  
1 bathroom  
1 reception room

**Offers in the region of:  
£89,950**

- GOOD SIZED END TERRACE
- EXCELLENT PARKING FACILITIES
- GAS CENTRAL HEATING
- SOME UPDATING REQUIRED
- PLENTY OF PARKING FR CARAVAN/MOTORHOME
- CAN BE SOLD WITH TENANT OR VACANT POSSESSION

**\*\* PRICED TO SELL \*\***

Three bed end terrace with flexible and plentiful parking arrangements. Good size internally with gas central heating. Comprising of: Hall, lounge, kitchen, and three bedrooms to first floor. Gardens and space to park several vehicles.

### Hall

PVCu Entrance door

### Lounge

14 x 12'6" (14 x 3.8m)

Marble Fireplace

### Kitchen

15 x 7'6" (15 x 2.29m)

Sink unit, base and wall units, plumbing for automatic washing machine. Central heating boiler, central heating radiator.

### First Floor

#### Bedroom One

12 x 10

Central heating radiator

#### Bedroom Two

10 x 8'9" (10 x 2.67m)

Central Heating Radiator

#### Bedroom Three

7 x 7'6" (7 x 2.29m)

### Bathroom

White three piece suite. Central heating radiator

### Exterior

Outside gardens and ample parking for several cars on corner plot