



**Botham Hall Road, HUDDERSFIELD, HD3 4RJ**

**welcome to**

**Botham Hall Road, HUDDERSFIELD**

Bright and well-presented three-bedroom semi-detached home, enlarged by a two-storey extension. Offers two reception rooms, a spacious kitchen, off-street parking, garage and a sun-trap rear garden, close to schools, amenities and transport links.



**Lounge**

10' 8" x 13' 11" ( 3.25m x 4.24m )

**Kitchen**

13' 3" x 18' 6" ( 4.04m x 5.64m )

**Bedroom One**

12' x 10' 11" ( 3.66m x 3.33m )

**Bedroom Two**

15' x 8' 3" ( 4.57m x 2.51m )

**Bedroom Three**

4' 8" x 15' ( 1.42m x 4.57m )

**Agents Note**

There is an  
easement on the title.  
Your conveyancer can take  
the necessary steps to  
advise



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welcome to

## Botham Hall Road, HUDDERSFIELD

- Semi detached property enlarged by a two-storey extension
- Three bedrooms and two reception rooms
- Spacious kitchen with vast amount of cupboards and worktop space
- Gas combi boiler with service plan
- Sun-trap rear garden

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 2.87

This is a Leasehold property with details as follows; Term of Lease 999 years from 15 Mar 1934. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118788 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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