



**Belle Vue Crescent
Huddersfield
West Yorkshire
HD2**

Offers In Excess Of £75,000

bettermove

Belle Vue Crescent Huddersfield

Bettermove are proud to present this 2 bedroom terraced house in Huddersfield with fantastic potential, requires minor cosmetic updating and modernising. Excellent opportunity . Priced to sell quickly.

This property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

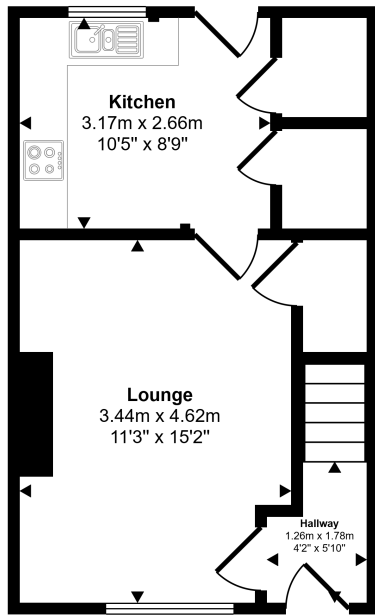
The interior of this property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of two double bedrooms, and the family bathroom. The exterior boasts a private rear garden, mainly laid to lawn, perfect for enjoying the summer months.

Located in the popular town of Huddersfield, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Deighton and Huddersfield train stations, a variety of local bus routes, and quick access to the M62.

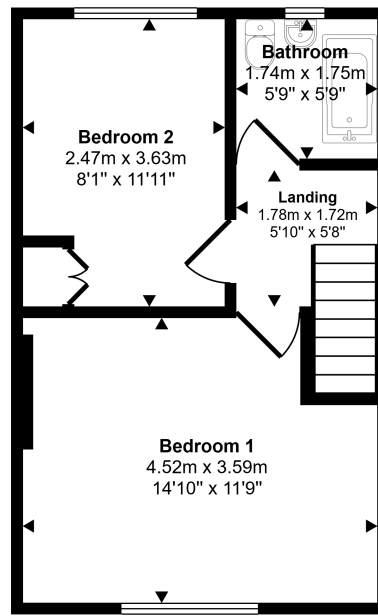
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Approx Gross Internal Area
65 sq m / 699 sq ft



Ground Floor
Approx 33 sq m / 350 sq ft



First Floor
Approx 32 sq m / 349 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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