



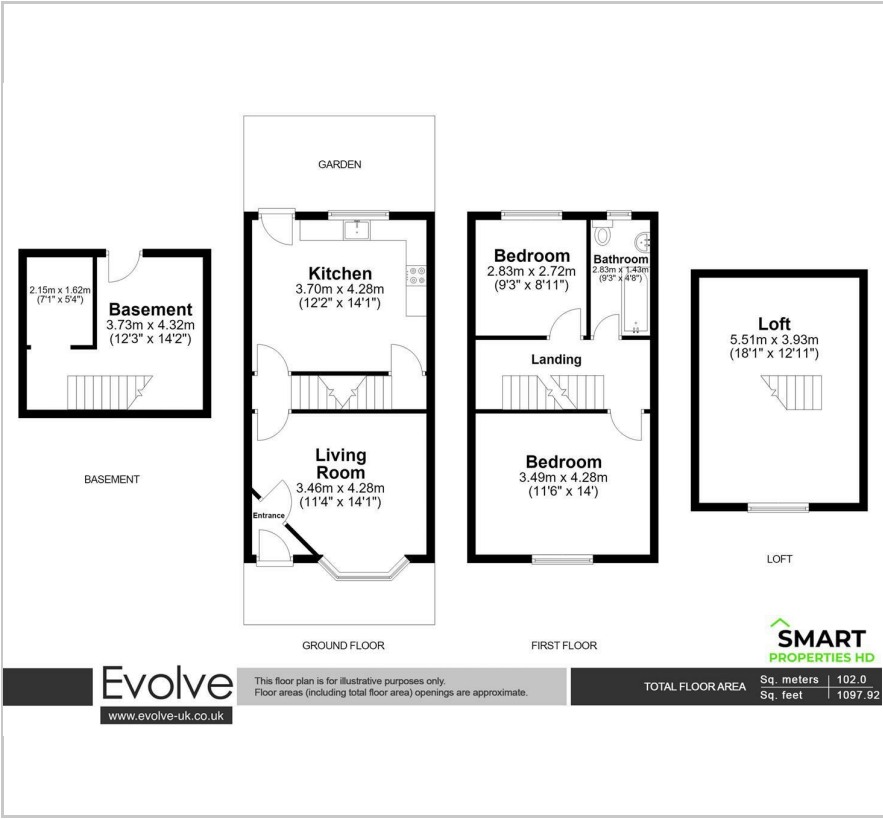
60 Sufton Street

, Huddersfield, HD2 2TD

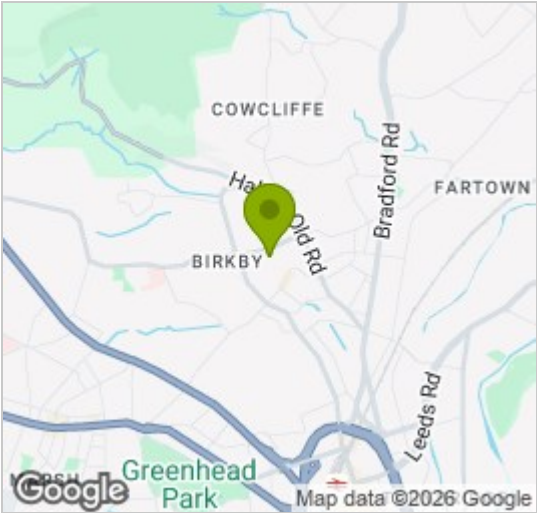
£150,000



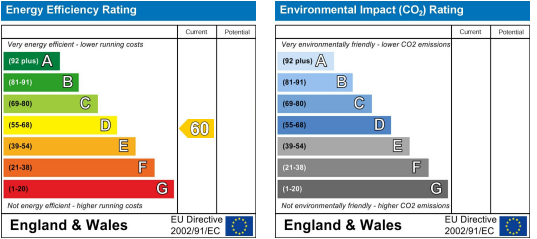
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our SMART PROPERTIES HD Office on 01484 971300 if you wish to arrange a viewing appointment for this property or require further information.



Spacious Two/Three -Bedroom End-Terrace with Basement & Loft Space – £150,000

Smart Properties HD are pleased to present this generously proportioned two-bedroom end-terrace property on Sufton Street, Huddersfield, offered for sale at £150,000.

Offering approximately 1,098 sq ft (102 sq m) of accommodation across multiple levels, the property combines well-presented living space with excellent additional storage and versatility.

Loft Bedroom Disclaimer: The second bedroom is located within the attic space. The seller is unable to provide documentation confirming Building Regulations approval for the historic conversion. Buyers are advised to make their own enquiries through their solicitor and/or surveyor.

The ground floor features a spacious living room with an attractive bay window, together with a particularly generous kitchen fitted with a range of contemporary units, wood-effect work surfaces, integrated cooking facilities and ample space for appliances. The kitchen also provides direct access towards the rear garden.

To the first floor are two well-proportioned bedrooms alongside a modern bathroom. A staircase continues to a substantial loft space measuring approximately **5.51m x 3.93m**, providing valuable additional usable space. The property also benefits from a sizeable basement comprising the main cellar area and an



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