



**Holays, Huddersfield, HD5 9QX**

**welcome to**

**Holays, Huddersfield**

Bright three-bedroom semi-detached home with two receptions, practical kitchen, porch and lobby. A perfect project with spacious rooms, front patio and rear garden full of potential. No chain, great transport links and close to village shops, bars and amenities.



Step into this charming semi-detached three-bedroom home, perfectly positioned for buyers seeking space, convenience, and the rare opportunity to add personal style. With no onward chain, this property is ideal for first-time buyers or anyone looking for a rewarding project potential.

The ground floor welcomes you with a bright hallway leading into a spacious lounge, a generous dining room, and a practical kitchen with vinyl flooring and ample room for appliances. A porch and lobby area provide additional flexibility and storage, enhancing the home's already impressive footprint.

Upstairs, you'll find three well-proportioned bedrooms, each filled with natural light, along with a convenient family bathroom featuring a shower-over-bath, sink, and W/C.

Outside, the property offers a small front patio garden—perfect for pot plants—and a rear garden brimming with potential, ready to be transformed into a beautiful outdoor retreat.

Located within a vibrant village setting, you'll enjoy shops, bars, and everyday amenities, plus excellent transport links and easy motorway access for effortless commuting.

### **Lounge**

12' 1" x 12' 10" ( 3.68m x 3.91m )

### **Kitchen**

10' 10" x 7' 4" ( 3.30m x 2.24m )

### **Dining Room**

10' 8" x 11' 4" ( 3.25m x 3.45m )

### **Bedroom One**

12' 2" x 10' 10" ( 3.71m x 3.30m )

### **Bedroom Two**

9' 1" x 11' 4" ( 2.77m x 3.45m )

### **Bedroom Three**

8' 1" x 9' 3" ( 2.46m x 2.82m )



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welcome to

## Holays, Huddersfield

- Three bedrooms
- Two receptions
- Perfect project
- No chain
- Great transport links

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers in the region of

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HDF118230 - 0003

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