



**Butterwood Close  
Huddersfield  
West Yorkshire  
HD4 7BJ**

**Offers In Excess Of £295,000**

**bettermove**

# Butterwood Close Huddersfield

Bettermove are proud to present this 3 bedroom Link Detached House in Huddersfield available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and the garage. The council tax band is C.

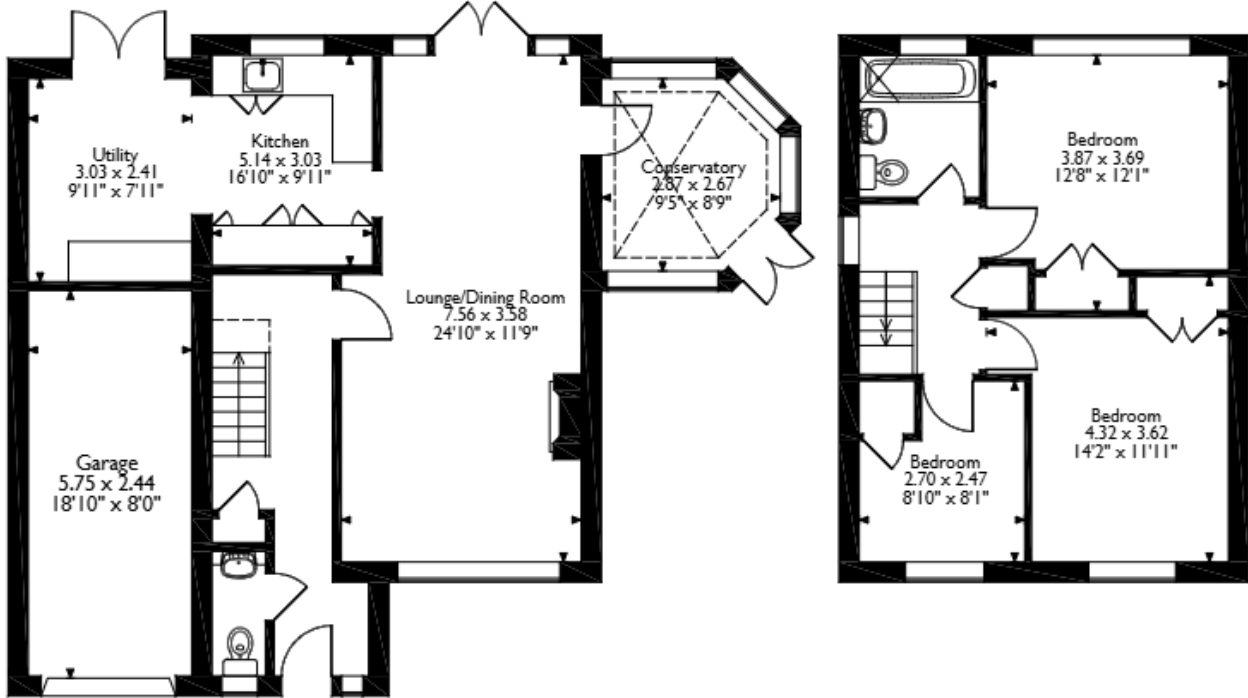
The interior of this well presented property comprises a spacious living and dining room, the fitted kitchen with access to the utility room, the conservatory and a convenient WC on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior of the property boasts a private rear garden, 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 and pubs. Excellent transport connections can be found from the A62, Berry Brow Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Butterwood Close, Huddersfield  
 Approximate Gross Internal Area  
 Main House = 104 Sq M/1119 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Total = 118 Sq M/1270 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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