

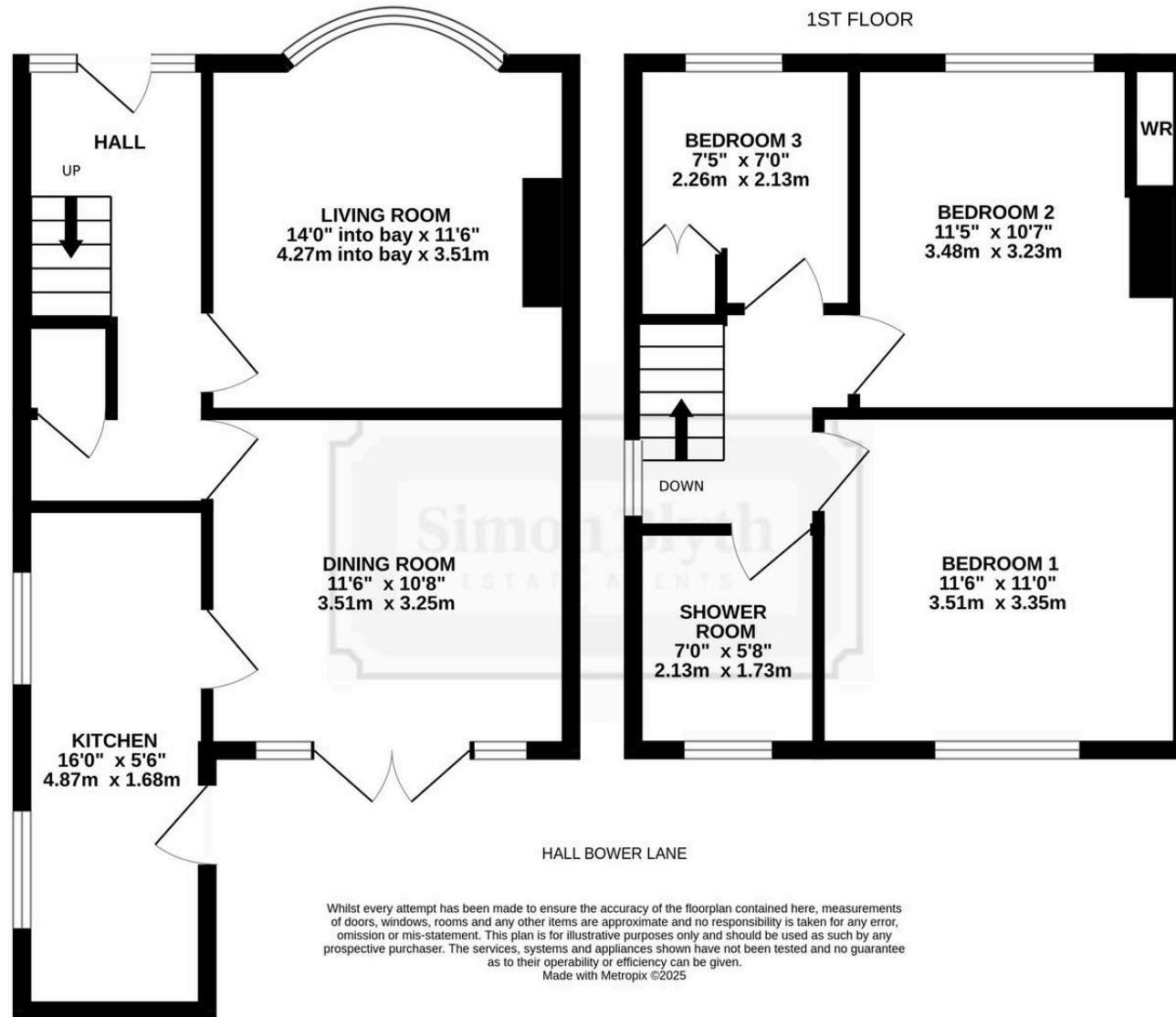


106 Hall Bower Lane, Huddersfield
Huddersfield

Offers in Region of **£300,000**

GROUND FLOOR

1ST FLOOR





106 Hall Bower Lane

Hall Bower, Huddersfield

A lovely bay fronted, stone built 1930's three bedroom semi detached house located within this popular and sought after area with stunning views to the front and a lovely view to the rear up to Victoria Tower.

The property stands within generous gardens and has attractively presented accommodation which is served by a gas central heating system, pvcu double glazing and briefly comprises entrance hall, bay fronted living room, dining room with French doors to the rear garden and fitted kitchen. First floor landing with useful boarded loft, together with three bedrooms and shower room. Externally a driveway provides off road parking and in turn leads to a single garage together with well stocked established gardens laid out to both front and rear.



Ground Floor Entrance Hall

With composite panelled and frosted double glazed door with frosted sealed unit double glazed windows to either side and above, there is a further frosted pvcu double glazed window to the side elevation all of which provide plenty of natural light. There are two ceiling light points, ceiling coving, useful storage cupboard beneath the stairs and central heating radiator. From the hallway access can be gained to the following rooms..-

Living Room

14' 0" x 11' 6" (4.27m x 3.51m)

This comfortable reception room has a walk in semi circular bay with pvcu double glazed windows providing plenty of natural light and enjoying a lovely north westerly aspect with far reaching views. There is ceiling coving, two central heating radiators and as the main focal point of the room there is a feature fireplace with timber surround, conglomerate marble inset and home to a coal effect gas fire which rests on a conglomerate marble hearth. To either side of the chimney breast there are fitted bookshelves with useful storage cupboards beneath.



Dining Room

10' 8" x 11' 6" (3.25m x 3.51m)

This is situated to the rear of the property and has pvcu double glazed windows together with central French Doors which look over a generous garden south easterly garden with views up to Victoria Tower. There is a ceiling light point, ceiling coving, picture rail and central heating radiator. To one side a timber and glazed door gives access to the kitchen.



Kitchen

16' 5" x 5' 6" (5.00m x 1.68m)

This has two pvcu windows to the gable and a pvcu and frosted double glazed door giving access to the rear garden. There are two ceiling light points, central heating radiator and fitted with a range of base and wall cupboards, drawers, glazed display cupboards, contrasting overlying worktops with tiled splash backs, inset 1 1/2 bowl single drainer sink with chrome mixer tap, five ring stainless steel gas hob with stainless steel in curved glass extractor hood over, electric double oven, wine rack, integrated fridge, integrated freezer, integrated washing machine and two central heating radiators.

First Floor Landing

With loft access and a fold down timber ladder leading to useful boarded loft space. From the landing access can be gained to the following..-

Loft Space

13' 9" x 10' 5" (4.19m x 3.18m)

With light.

Bedroom One

11' 0" x 11' 6" (3.35m x 3.51m)

A double room with pvcu double glazed window looking out over the rear garden and with lovely open views up to Victoria Tower. There is a ceiling light point, ceiling coving, picture rail, chimney breast and central heating radiator.

Bedroom Two

11' 5" x 10' 7" (3.48m x 3.23m)

A double room with a pvcu double glazed window looking out over the front garden, fields, cricket pitch and beyond. There is a ceiling light point, ceiling coving, picture rail, central heating radiator and chimney breast.

Bedroom Three

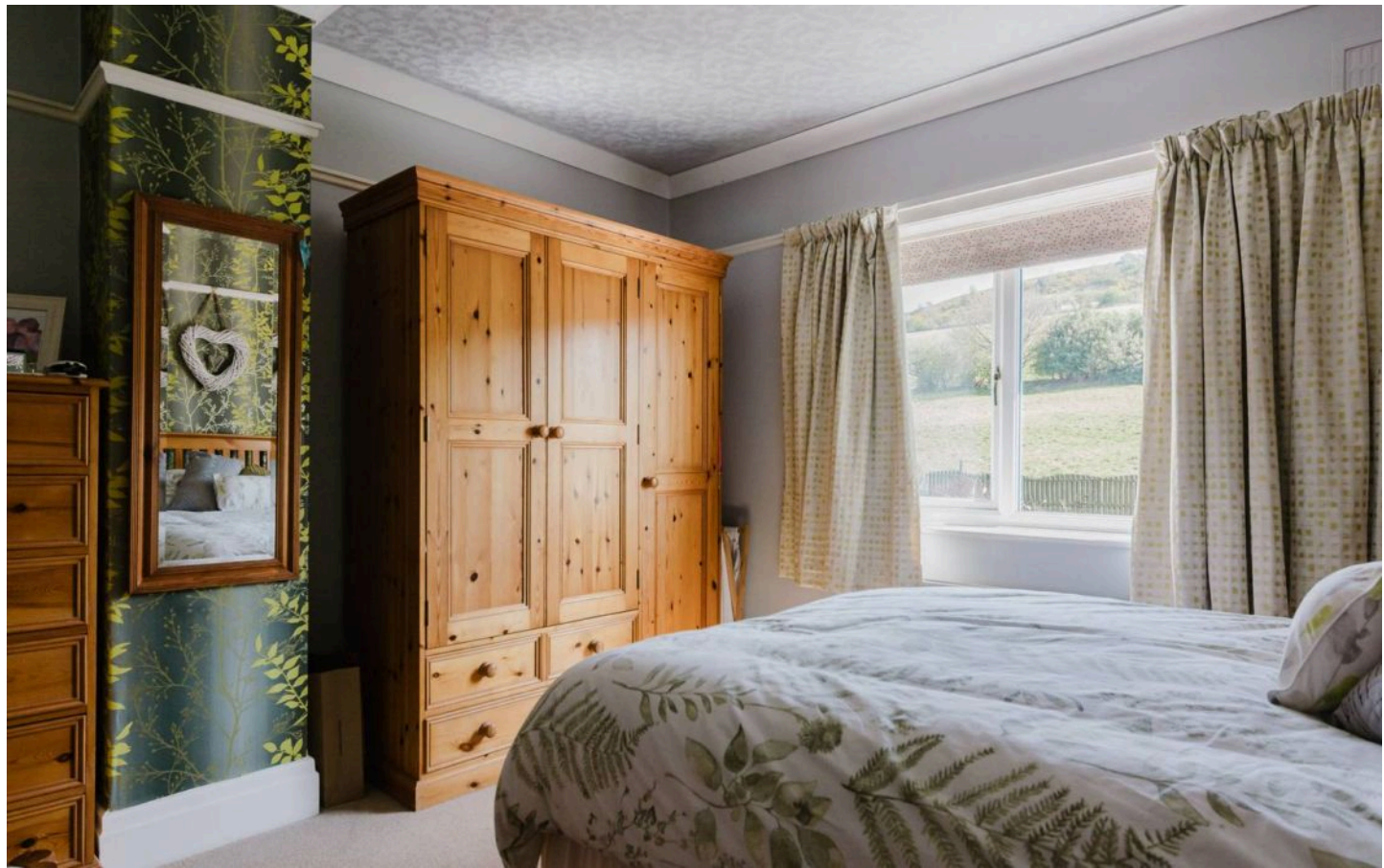
7' 5" x 7' 0" (2.26m x 2.13m)

This is situated adjacent to bedroom two and enjoys a similar aspect through a pvcu. There is a ceiling light point, fitted wardrobe over the bulk head and central heating radiator.

Shower Room

7' 0" x 5' 8" (2.13m x 1.73m)

With a frosted pvcu double glazed window, ceiling light point, ceiling coving, useful storage cupboard, chrome ladder style heated towel and fitted with a suite comprising corner shower cubicle with electric shower fitting, pedestal wash basin and low flush WC.



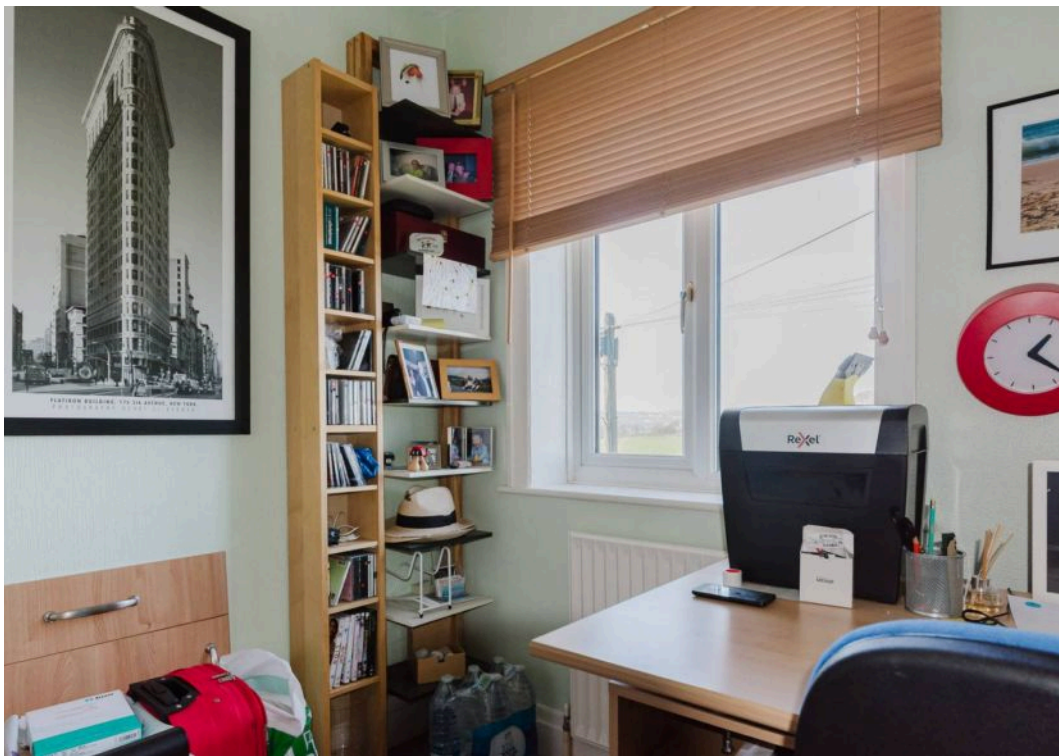
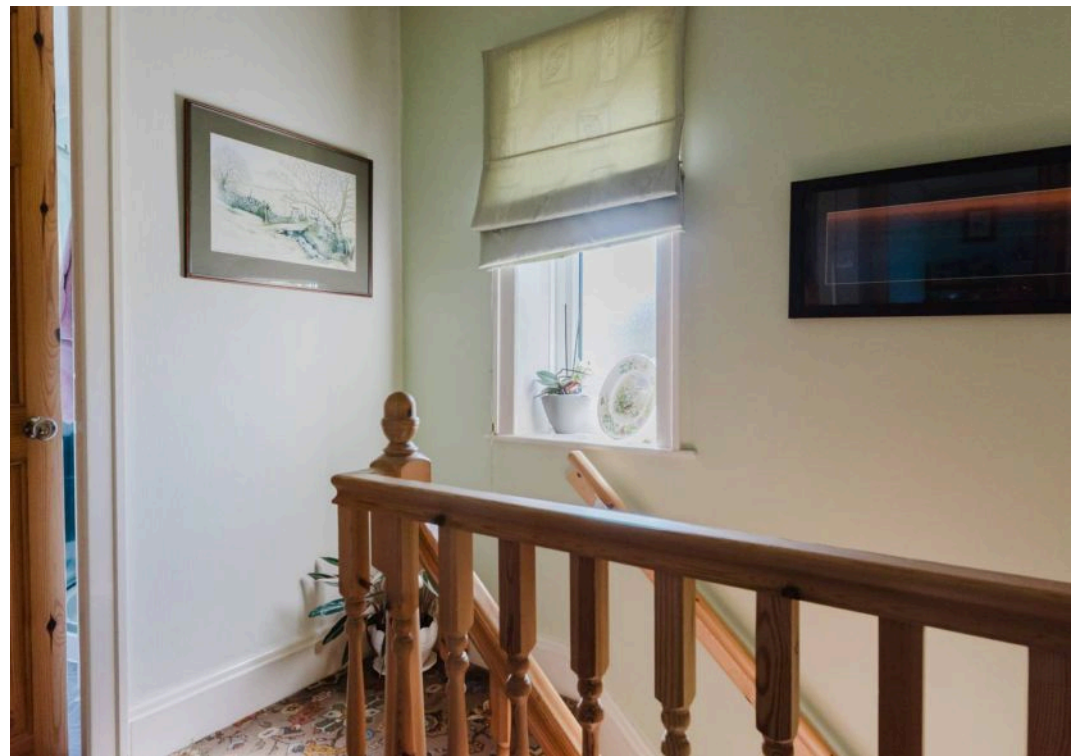
Garden

To the front of the property there is a shaped lawned garden with gravelled and planted trees and shrubs. From here there are some lovely far reaching views. Between the house and garage there is a timber hand gate opening onto a pathway which has an outside cold water tap and leads to the rear. The rear garden has a timber garden shed situated immediately to the rear of the garage, green house, stone flagged patio with a short flight of steps rising to a shaped lawned garden with planted trees, flowers and shrubs to the borders, beyond this there is a gravelled area and flagged patio once again bordered by trees and shrubs.

Garage

A driveway provides off road parking and in turn leads to a garage. The garage is 15'7" x 7'5"







ADDITIONAL DETAILS

-THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM

-THE PROPERTY HAS PVCU DOUBLE GLAZING

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878 **BOUNDARY OWNERSHIP** The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors

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Monday to Friday – 8:45 am to 5:30 pm

Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm



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