

57 Lockwood Scar,
Huddersfield HD4 6BA

OFFERS AROUND
£195,000



BEAUTIFULLY PRESENTED THROUGHOUT, THIS TWO BEDROOM SEMI DETACHED BUNGALOW BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, WELL MAINTAINED GARDENS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door in to a welcoming entrance hallway which has space to remove outdoor clothing and doors that lead through to the lounge and bedroom two.

LOUNGE 11'10" x 11'10" max

This light and airy reception room is beautifully presented and has a timber effect fireplace with marble hearth housing a gas fire, space to accommodate free standing furniture, alcoves to either side of the chimney breast and a window floods the room with natural light. Doors lead back through to the entrance hallway and through to the dining kitchen.



DINING KITCHEN 15'3" x 10'9" max

This attractive dining kitchen really is the heart of the home, boasting views over the rear garden. The kitchen itself is fitted with a range of cream wall and base units, contrasting work surfaces with metro tile splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a fridge, freezer and dishwasher, plumbing for a washing machine and space for a large gas oven with extractor fan above. To the side of the kitchen is space for a dining table and chairs with vinyl flooring underfoot, inset shelving and doors lead through to an understairs storage cupboard, lounge, and rear lobby. Patio doors open to the garden and a staircase with a timber and wrought iron balustrade ascends to bedroom one.





REAR LOBBY

Positioned off the kitchen is the rear lobby which has a pantry housing the boiler, a door leads through to the ground floor bathroom and an external door opens to the side of the property.

BATHROOM 7'3" x 5'3" max

This modern bathroom is located on the ground floor and is fitted with a three piece white suite, including a P shaped bath with shower over and curved glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The room is fully tiled with a built in storage unit, side obscure window, complimentary tile flooring underfoot and a door leads through to the rear lobby.



FIRST FLOOR LANDING

An open staircase with a timber and wrought iron balustrade ascends from the dining kitchen to the first floor landing which has wood panelling and spotlighting to the ceiling and a door leads through to bedroom one.

BEDROOM ONE 20'10" x 9'10" max

Nestled in the eaves is this bright and neutrally decorated double bedroom which benefits from three velux windows, a bank of fitted wardrobes and inset eaves storage. There is room for freestanding bedroom furniture and a door opens to a handy wash room.



WASH ROOM 5'1" x 4'2"

Positioned off bedroom one is this partially tiled washroom which comprises of a vanity hand wash basin with mixer tap, ample storage and a low level w.c.



BEDROOM TWO 11'11" x 11'9" max

Another spacious and neutrally decorated double bedroom positioned on the ground floor with ample space for freestanding furniture and a view over the front garden. A door leads through to the entrance hallway.



REAR GARDEN

This well maintained garden adjoins woodland to the rear and can be accessed from a pathway to the side of the property and through the patio doors from the dining kitchen. The tiered garden has a range of spaces to enjoy which includes two patio areas offering entertaining space for Al fresco dining and ample room for garden furniture, lawn areas, colourful rockery plants, shrubs and bushes.





EXTERNAL FRONT

Accessed by a timber gate is a decorative patio garden with colourful plants and shrubs providing an area to sit out if desired to enjoy the far reaching views and space for pots and planters. A pathway leads to the side of the property and a door opens to an outdoor storage area ideal for garden tools.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, B

PROPERTY CONSTRUCTION: STONE & RENDERED

PARKING: ON STREET

UTILITIES:

- *Water supply & Sewerage - MAINS

- *Electricity & Gas Supply - MAINS

- *Heating Source - GAS

- *Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

LETTINGS INFORMATION

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We will ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

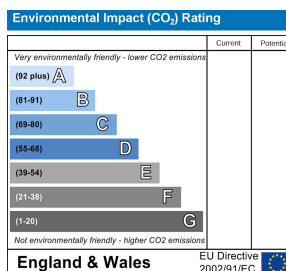
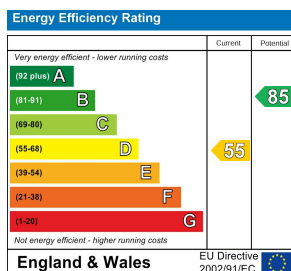
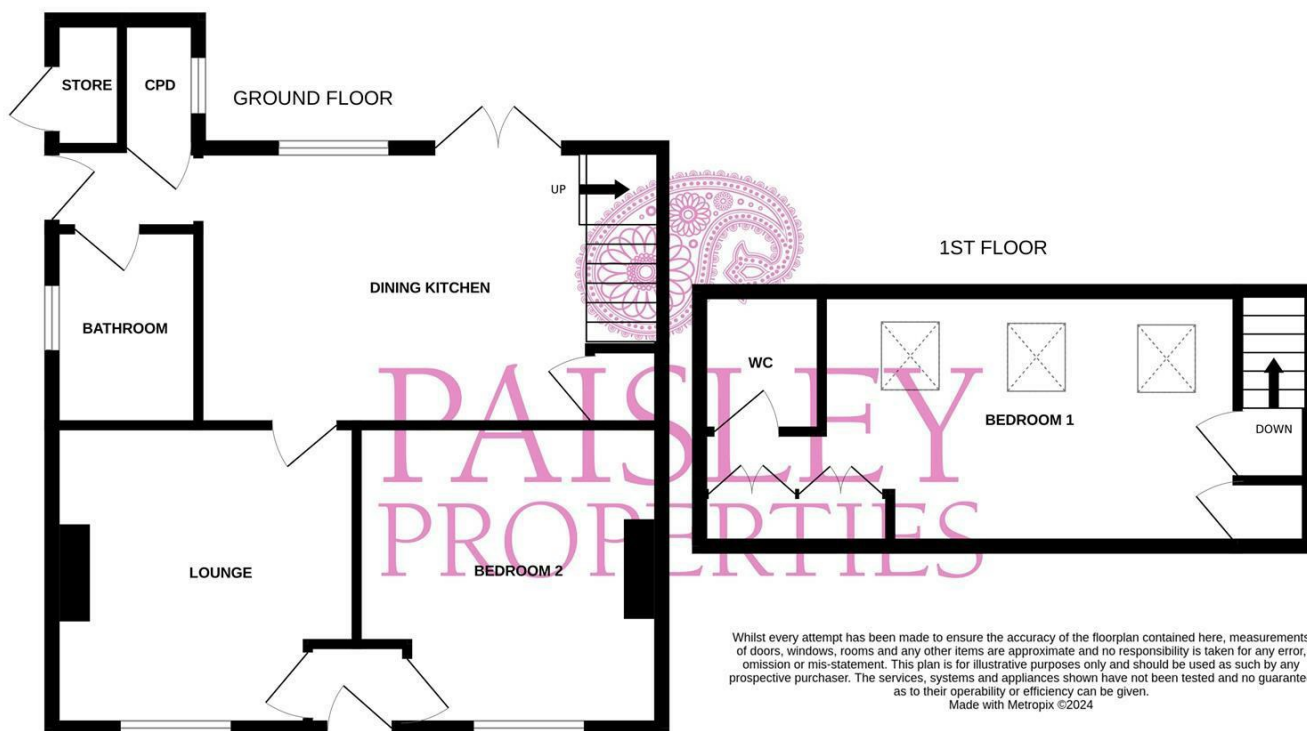
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit may be required.

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



www.paisleyproperties.co.uk

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