



Huddersfield

SALES + LETTINGS



Great Location

Ideal Investment

Well Sized Home

NO CHAIN



20 Lowergate
Huddersfield, HD3 4ER

Offers Over £70,000

Living Room 12' 9" x 12' 11" (3.89m x 3.93m)

The living room is a large room that is presented with a proportionate chimney breast to the centre of the focal wall. The window to the front elevation of the property allows in plenty of natural light through the room. There is a ceiling light point and white wooden skirting boards completing the room.

Kitchen 5' 8" x 9' 10" (1.73m x 3.00m)

The kitchen in this property is to the rear, and a small yet functional space. There is some wooden cupboards on the base and wall level providing storage. The fittings in this kitchen include a four ring hob, oven, sink with drainer. The window to the rear allows in some natural light whilst the external door allows access into the rear.

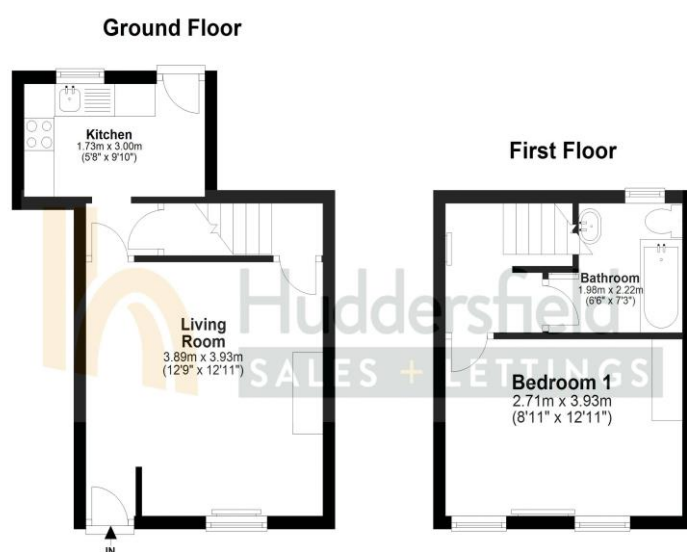
First Floor

Bedroom 8' 11" x 12' 11" (2.71m x 3.93m)

The bedroom in this property is of a generous size with two windows to the front elevation of the property. This room can comfortably accommodate a bed and other furnishings.

Bathroom 6' 6" x 7' 3" (1.98m x 2.22m)

The bathroom is fitted with a three piece suite comprising of a low flush W/C, hand basin and bath with a shower head and screen fitted. The bathroom is completed with tiled walls, an extractor fan, window and tiled flooring.



This floor plan and the measurements are for visual and marketing purposes only. Measurements are not architecturally accurate but are merely approximations.
Plan produced using PlanUp.

Energy performance certificate (EPC)

20 Lowergate HUDDERSFIELD HD3 4ER	Energy rating D	Valid until: 5 April 2033 Certificate number: 0768-3025-2204-6817-7200
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Property typeMid-terrace house

Total floor area51 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).