



Lowerhouses Lane, Longley, Huddersfield HD5 8JZ

welcome to

Lowerhouses Lane, Longley Huddersfield

****Guide Price £140,000 - £150,000**** This delightful home is brought to market with plenty of space throughout. The property has ample character inside and is perfect if you're looking for a truly unique Huddersfield home then look no further.



Ground Floor Entrance

Front door leading to hallway with stairs to first floor and door to reception room.

Lounge

17' 1" x 12' 9" max (5.21m x 3.89m max)

Superbly spacious reception room has laminate flooring and is opens to the kitchen. Feature open brick fireplace with fuel burner plus a central heating radiator provide warmth throughout. The room has feature beamed ceiling and a window to the front. Opening to kitchen. There is also a door to a storage cupboard.

Kitchen/diner

14' 11" x 8' 10" (4.55m x 2.69m)

Spacious kitchen diner with a range of fitted base and wall units and contemporary work surfaces with tiled splashback. Integrated electric oven and gas hob with extractor over. Space for washing machine, dryer and fridge freezer. Fitted with a breakfast bar. One and a half bowl sink unit with drainer. Stone flooring, radiator and two double glazed windows and a door to the rear.

First Floor Landing

Good sized carpeted landing area with doors to bedrooms and bathroom.

Bedroom One

15' 11" max x 10' 8" (4.85m max x 3.25m)

Spacious double bedroom with wood flooring and warmed by a central heating radiator. Fitted wardrobe/cupboard, beamed ceiling and two windows to the front.

Bedroom Two

9' 9" x 8' 4" (2.97m x 2.54m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Door to cupboard. Double glazed window overlooks the rear.

Bedroom Three

8' 6" x 6' 2" (2.59m x 1.88m)

Third good sized room with carpeted flooring. Velux window to the side.

Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. Part tiled wall and tiled flooring. Extractor, radiator and frosted double glazed window to rear.

External

The front is enclosed by a stone wall with shrubbery. To the rear is a good sized patio area and lawned area enclosed by fencing with space for shrubbery.



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welcome to

Lowerhouses Lane, Longley Huddersfield

- Charming Home With Character Throughout
- Spacious Living Areas
- Located On A Quiet Road
- Good Sized Rear Garden

Tenure: Leasehold EPC Rating: D

guide price

£140,000 - £150,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1868. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HDF115309 - 0002

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