





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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## **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





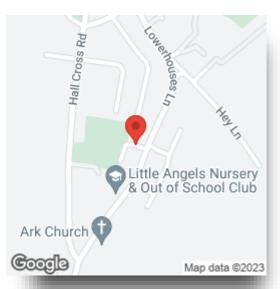
## view this property online williamhbrown.co.uk/Property/HDF115309

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 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property





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