



Fleminghouse Lane, Almondbury, Huddersfield HD5 8TY

welcome to

Fleminghouse Lane, Almondbury Huddersfield

In a hurry, don't worry! NO ONWARD CHAIN. Two double bedrooms with two additional loft rooms alongside spacious lounge, separate kitchen/diner and integral garage. Amazing views over the valley and great sized front and rear gardens with driveway parking to the front.



Entrance Porch

12' 5" x 5' 8" (3.78m x 1.73m)

Front door leading to a wood floored entrance porch with windows to front and side. Door to hallway.

Hall

Good sized hall with carpeted flooring.

Lounge

13' 3" x 17' 9" (4.04m x 5.41m)

Superbly sized reception room with carpeted flooring and warmed by a gas fire and central heating radiator. The room with flooded with plenty of natural light from the double glazed bay window to the front and a double glazed window to the side.

Kitchen

10' 4" x 10' 8" (3.15m x 3.25m)

Good sized kitchen fitted with base and wall units with contemporary work surfaces. Integrated gas oven, grill and hob. Space for fridge freezer. Having vinyl flooring, double glazed windows to the side and rear plus doors to porch and hallway.

Bedroom One

10' 4" x 11' 2" (3.15m x 3.40m)

Spacious double bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Two double glazed windows overlook the front and side.

Bedroom Two

16' 8" x 10' 4" (5.08m x 3.15m)

Superbly spacious double bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Two double glazed windows overlook the rear and side plus door to the side.

Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. Having tiled walls and carpeted flooring. Double glazed window overlooks the rear.

Cellar

Superb sized cellar space split into two measuring 10'5 x 10'9 and 19'5 x 10'9 - stairs to trap door with door to rear.

External

Externally the property has well established lawned gardens to the front and rear with a tarmac drive to attached garage. The front garden has shrubs, bushes and trees. A beautiful rear garden is well established and privately enclosed backing onto woodland with patio area and steps.



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welcome to

Fleminghouse Lane, Almondbury Huddersfield

- NO ONWARD CHAIN
- Situated In A Quiet, Semi-Rural Location With Views
- Spacious Living Areas
- Superb Cellar Space
- Two Ground Floor Bedrooms and Two Loft Bedrooms

Tenure: Freehold EPC Rating: D

guide price

£250,000 - £260,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
HDF115595 - 0005

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