



Hanson Lane, Lockwood, Huddersfield HD1 3UW

welcome to

Hanson Lane, Lockwood Huddersfield

Mixing the old with the new > Offering PEACE AND PRIVACY on private side lane. Beautifully presented stone built cottage with modern extension. Having four double bedrooms, two bathrooms, kitchen, utility, two receptions, two cellar rooms, front courtyard and rear garden with view.



Dining Room

15' x 13' 8" (4.57m x 4.17m)

Front door leading to an amazing spacious reception room with a cosy feel warmed by a coal effect gas fire with stone back and hearth plus a central heating radiator. The room has space for dining table and chairs has wood effect laminate flooring and a double glazed window to the front.

Lounge

13' 7" x 11' 3" (4.14m x 3.43m)

Spacious living area warmed by a log burner with stone surround plus a central heating radiator. Having wood effect laminate flooring and a double glazed window to the front.

Kitchen

13' 4" x 11' 1" (4.06m x 3.38m)

WOW, the hub of the home > Superbly designed, modern kitchen diner fitted with an expansive range of white gloss fronted base and wall units with under counter lighting. Integrated appliances include an electric oven, induction hob with extractor, dishwasher and fridge freezer. Sink unit with drainer. Separate breakfast island. Fitted with ceiling downlights, double glazed bi-fold doors leading out to the rear plus a fantastic ceiling lantern window.

Shower Room

Modern shower room with a step in shower cubicle with waterfall shower, concealed sink unit with mixer tap and vanity plus a low flush WC. Fully tiled walls and floor, ceiling downlights.

Utility Room

9' 1" x 5' 4" (2.77m x 1.63m)

Modern utility room with space for a washing machine and dryer. Fitted with white gloss fronted base and wall units with work surfaces. Having tiled flooring and ceiling downlights.

Bedroom Four

12' 4" x 11' 1" (3.76m x 3.38m)

Situated on the ground floor is this spacious double bedroom with wood effect laminate flooring, ceiling spotlights and a double glazed window overlooking the rear.

Cellar

Good sized storage area with two dry walls

First Floor

Bedroom One

13' 8" x 12' 10" (4.17m x 3.91m)

Spacious double bedroom fitted with integrated wardrobes and cupboards. Warmed by a central heating radiator, having carpeted flooring and two double glazed windows which overlook the front.

Bedroom Two

11' 5" x 8' 11" (3.48m x 2.72m)

Good sized double bedroom with integrated wardrobes and overhead cupboards. Having carpeted flooring and warmed by a central heating radiator. The room has a stone fireplace and two double glazed windows which overlook the front.

Bedroom Three

9' 10" x 11' 9" (3.00m x 3.58m)

Good sized spacious bedroom with beamed ceiling, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the back.

Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. Integrated storage cupboard, heated towel warmer/radiator, vinyl flooring and double glazed window with frosted glass to the rear.

External

The property has an enclosed rear garden with lovely views over the valley which is Leasehold. Alongside a sunny front courtyard and turfed area with parking to the front of the home.



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welcome to

Hanson Lane, Lockwood Huddersfield

- Situated In A Private and Peaceful Location
- Off Road Parking With Enclosed Gardens
- Modern Kitchen and Utility Extension With Bifolds To The Garden
- Two bathrooms, Receptions and Cellar Rooms
- Ground Floor Bedroom and Guest Bathroom

Tenure: Freehold EPC Rating: D

offers in the region of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115285 - 0008

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