









welcome to

Meltham Road, Lockwood Huddersfield

IMMACULATELY PRESENTED fully renovated end-of-terrace with off-road parking, gardens front and rear and larger than average room sizes. Ideal as a first home, this property is presented in a move-in condition and is located close to local amenities, transport links and schools.













Ground Floor Entrance

Carpeted flooring and warmed by a central heating radiator. Rear entrance.

Lounge

15' x 14' 9" (4.57m x 4.50m)

Spacious reception room with carpeted flooring, radiator, original fireplace, double glazed window to the front.

Dining Kitchen

12' 1" x 13' 10" (3.68m x 4.22m)

A good sized room, with tiled flooring and double glazed window to the rear. The fully fitted kitchen boasts an integrated dishwasher, gas double oven and hob, wooden worktop, one and a half porcelain sink unit and space for washing machine and fridge freezer,

First Floor Landing

Carpeted with a double glazed window to rear and a radiator

Bedroom One

15' 1" \times 9' 5" plus recess in middle (4.60m \times 2.87m plus recess in middle)

Spacious double bedroom with two integrated wardrobes, original flooring, radiator and a double glazed window to the front.

Bedroom Two

7' 6" x 15' 1" (2.29m x 4.60m)

Second spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

Attic Room

14' 3" x 18' 6" (4.34m x 5.64m)

Superbly sized attic room with carpeted flooring, Velux skylight to front and oil radiator which is not fixed

Bathroom

Having the Wow factor, this beautiful bathroom has a freestanding bath, original floor, sink unit, walk through shower, original fireplace, low flush WC and a frosted glass double glazed window to rear

External

Front - lawned to front, pebbled, fenced, driveway, banking to wall
Rear - patio garden, raised patio, and being enclosed

Cellar

Being same size as the kitchen, useful and spacious





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Meltham Road, Lockwood Huddersfield

- Modern Property Keeping In Original Style
- Characterful Features & Spacious Rooms
- Situated Close To Local Amenities
- Two Good Sized Bedrooms PLUS An Additional Attic Room
- Gardens To The Front & Rear, Off Road Parking

Tenure: Freehold EPC Rating: Exempt

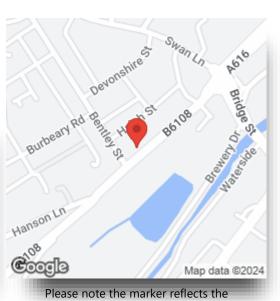
guide price

£160,000 - £170,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF116015



Property Ref: HDF116015 - 0005 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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