



**Meltham Road, Lockwood, Huddersfield HD1 3US**



**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" x 9' 5" plus recess in middle ( 4.60m x 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116015 - 0005

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