



**North Street, Lockwood, Huddersfield HD1 3UA**



**welcome to**

**North Street, Lockwood Huddersfield**

**\*\*Guide Price £100,000 to £110,000\*\* - IDEAL FOR BUY TO LET INVESTORS AND THOSE LOOKING TO ADD VALUE. TWO DOUBLE BEDROOMS, spacious lounge. Spacious cellar kitchen with utility space and additional store room.**



## **Ground Floor**

### **Lounge**

14' 9" x 13' 10" ( 4.50m x 4.22m )

Good sized reception room with carpeted flooring warmed by a gas fire plus central heating radiator. Double glazed window overlooks the front.

## **Lower Ground Floor**

### **Kitchen**

13' 9" x 14' 6" ( 4.19m x 4.42m )

Superb sized kitchen diner fitted with base and wall units. Integrated gas hob. Space for washing machine, fridge freezer and dining table and chairs. Warmed by a gas fire with brick fireplace plus central heating radiator. Door to a good sized utility room and rear pantry.

## **First Floor**

### **Bedroom One**

15' 9" x 8' 8" ( 4.80m x 2.64m )

Spacious bedroom with fitted wardrobe, carpeted flooring and a double glazed window to the front.

### **Bedroom Two**

14' 10" x 8' ( 4.52m x 2.44m )

Good sized bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

### **Bathroom**

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. With laminate flooring and part tiled walls.



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## North Street, Lockwood Huddersfield

- Ideal For First Time Buyers and Buy To Let Investors
- Two Spacious Cellar Rooms and Additional Store Room
- Two Double Bedrooms
- Close By Local Amenities

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1883. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£100,000 - £110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116281 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01484 542072**



[huddersfield@williambrown.co.uk](mailto:huddersfield@williambrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williambrown.co.uk](http://williambrown.co.uk)**