



High Lane, Newsome, Huddersfield HD4 6RJ

welcome to

High Lane, Newsome Huddersfield

Spacious three bed semi detached property situated in a good location with open farmland views and low maintenance gardens to both the front and rear. The property is ideal for buyers of all ages and within superb country walks, this location is also within the M62 commuter belt.



Ground Floor

Lounge

12' x 12' 5" (3.66m x 3.78m)

Spacious reception room warmed by a gas fire with bespoke tiled fire surround. The room also has a central heating radiator and carpeted flooring. Double glazed window overlooks the front with sliding doors leading through to the dining area.

Dining Room

10' x 9' 9" (3.05m x 2.97m)

Good sized dining area with space for dining table and chairs. With carpeted flooring and warmed by a central heating radiator. Double glazed sliding doors open to the rear lawned garden.

Kitchen

9' 4" max x 10' max (2.84m max x 3.05m max)

Fitted with a range of base and wall units with integrated electric oven and grill plus additional AEG electric hob. Space for washing machine. Sink unit with drainer. Pull out larder plus pantry cupboard housing boiler and fuse boxes. Double glazed window overlooks the rear.

First Floor Landing

Carpeted landing area with window to the side.

Bedroom One

11' 7" x 9' 1" (3.53m x 2.77m)

Good sized double bedroom with full length wardrobes. The room has carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front with views across Colne Valley, Castle Hill and farming fields.

Bedroom Two

9' 7" x 12' 6" (2.92m x 3.81m)

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front with enclosed views across Colne Valley, Castle Hill and farming fields.

Bedroom Three

8' 10" x 6' 9" (2.69m x 2.06m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front. Boasts integrated wardrobes and bookshelves.

Bathroom

Jacuzzi corner bath with shower over, low flush WC and wash hand basin with mixer tap. Full tiled walls and flooring. Heated towel warmer/radiator and a double glazed window with frosted glass to the rear.

Loft Space

Part boarded

External

The front of the property has a long gated driveway giving access to a detached garage, lawned garden with planting beds enclosed by stone wall. Access to the rear and garage.

The rear of the property has a patio area and lawned garden with views across open farmland.



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welcome to

High Lane, Newsome Huddersfield

- Situated In A Good Location To M62
- Three Spacious Bedrooms
- Two Reception Rooms and A Good Sized Kitchen
- Will Suit Families Of All Sizes Offering Flexibility Of Accommodation
- Off Road Parking With Detached Garage
- Lawned Gardens With Superb Field Views To The Rear

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:
HDF116283 - 0003

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