



Blagden Lane, Newsome, Huddersfield HD4 6JZ

welcome to

Blagden Lane, Newsome Huddersfield

A well presented home located close to schools, amenities and public transport routes with off road parking, gardens to the front and rear, two reception rooms and a garage. Ideal for those looking to settle down in a peaceful location, with spacious rooms and presented to a move in condition.



Ground Floor

Entrance

Front door leading to hallway with carpeted flooring, understair storage cupboard and a central heating radiator. Stairs lead to the first floor. Door to the side.

Lounge

15' 11" x 10' 10" into recess (4.85m x 3.30m into recess)
Superbly sized reception room with laminate flooring and warmed by a gas fire with stone hearth and fireplace plus a central heating radiator. Double glazed French doors open out to the rear garden plus a diamond shaped porthole window. French door open to the dining room.

Dining Room

10' 10" x 10' 11" plus bay (3.30m x 3.33m plus bay)
Spacious reception with space for dining table and chairs. The room has laminate flooring and is warmed by a central heating radiator. Double glazed bay window overlooks the front with a window bench plus storage.

Kitchen

11' 9" x 5' 3" (3.58m x 1.60m)
Good sized kitchen with a range of wood fronted base and wall units with marble effect work surfaces and tiled splashbacks. Integrated electric oven and hob with extractor over. Space for fridge freezer and washing machine. Sink unit with drainer, tiled floor and a central heating radiator. Double glazed window overlooks the rear.

First Floor Landing

With carpeted flooring, central heating radiator and a double glazed window to the side. Loft hatch - insulated loft space.

Bedroom One

9' 7" into wardrobes x 11' 3" (2.92m into wardrobes x 3.43m)

Spacious double bedroom with integrated wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

10' 10" x 8' 3" to wardrobes (3.30m x 2.51m to wardrobes)
Second double bedroom with integrated mirror fronted sliding wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

6' x 7' 10" (1.83m x 2.39m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Integrated storage cupboard and double glazed window to the front.

Bathroom

Bathroom suite comprising P-shaped bath with shower over and curved shower screen, low flush WC and wash hand basin. With tiled walls, tiled flooring, extractor and a heated towel warmer/radiator. Double glazed frosted window overlooks the rear.

External

To the front is a gated driveway leading to single detached garage plus gravelled area enclosed by hedging. To the rear is a good sized enclosed lawned garden with decked area and fencing.



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welcome to

Blagden Lane, Newsome Huddersfield

- Idyllic Family Home Situated In A Peaceful Location
- Close To Schools and Amenities
- Available With No Onward Chain
- Modern Throughout With Two Reception Rooms
- Garden To The Front and Rear

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1939. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116335 - 0002

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