



**Thornfield Road, Lockwood, Huddersfield HD4 5HQ**

**welcome to**

**Thornfield Road, Lockwood Huddersfield**

BRAND NEW EVERYTHING, no work needed! Ideal for first time buyers having two larger than average bedrooms, NEW kitchen, NEW bathroom and all new plaster and flooring throughout.



## Ground Floor

### Entrance

Front door leading to hallway with stairs to first floor.

### Lounge

12' x 10' plus bay ( 3.66m x 3.05m plus bay )

Spacious reception room decorated to a modern homely feel. With laminate flooring, central heating radiator and a double glazed bay window to the front.

### Kitchen

9' 11" x 15' 2" ( 3.02m x 4.62m )

Superbly sized kitchen is fitted with a range of modern base and wall units with marble effect work surfaces. Integrated electric oven and gas hob with extractor over and dishwasher. Space for fridge freezer and dining table and chairs. With laminate flooring, ceiling spotlights and a central heating radiator. Double glazed window overlooks the rear with double glazed patio doors opening to rear garden. There is also a door to an under stair pantry plus to the side of the property.

## First Floor Landing

Double glazed window to the side.

### Bedroom One

15' x 10' 2" ( 4.57m x 3.10m )

Superbly spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Two double glazed windows overlook the front.

### Bedroom Two

8' 9" x 10' ( 2.67m x 3.05m )

Good sized bedroom with fitted cupboard, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

## Bathroom

6' 1" x 5' 6" ( 1.85m x 1.68m )

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin with mixer tap. The room is partly tiled with vinyl flooring. Double glazed window with frosted glass overlooks the rear.

## External

The property has two sheds measuring 11'11" x 8'03" and 7'06" x 8'01" both with power.

There is a lawn maintenance patio area to the front of the property with path leading to a superb lawned garden to the rear being privately enclosed by fencing.



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welcome to

## Thornfield Road, Lockwood Huddersfield

- Situated In A Private and Quiet Location
- With Quick Links To The M62 and Local Amenities
- Backing To Woodland At Rear With An Open Aspect To The Front
- Two External Outhouses With Power
- Spacious Double Bedrooms

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£150,000 - £160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116444 - 0002

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