

Thornfield Road, Lockwood, Huddersfield HD4 5HQ

william h brown

## welcome to

## Thornfield Road, Lockwood, Huddersfield

GUIDE PRICE £140,000 - £150,000 - 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

 $8'9'' \times 10'$  (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.





## welcome to

## Thornfield Road, Lockwood, Huddersfield

- Guide Price £140,000 £150,000
- 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

£140,000





## view this property online williamhbrown.co.uk/Property/HDF116444



Property Ref: HDF116444 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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

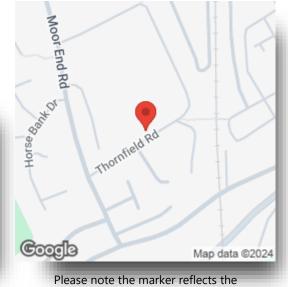


huddersfield@williamhbrown.co.uk

8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN



williamhbrown.co.uk



postcode not the actual property