



Thornfield Road, Lockwood, Huddersfield HD4 5HQ

welcome to

Thornfield Road, Lockwood Huddersfield

Ideal for first time buyers and investor landlord previously achieving £750pcm. Move in ready with no onward chain. Quiet location with woodlands to front and rear.



Ground Floor

Lounge

11' x 13' 2" (3.35m x 4.01m)

Spacious reception room warmed by a gas fire with marble fireplace and a central heating radiator. The room has carpeted flooring and a double glazed bay window to the front.

Kitchen

10' x 14' 10" (3.05m x 4.52m)

Superb sized kitchen diner fitted with base and wall units with tiled splashbacks. Integrated electric oven and gas hob with extractor over. Space for washing machine and dryer. With understairs cupboard, laminate flooring and ceiling spotlights. Double glazed window to the rear plus door to the side.

First Floor Landing

With carpeted flooring and a double glazed window to the side.

Bedroom One

13' 3" x 10' 8" (4.04m x 3.25m)

Spacious double bedroom with fitted wardrobes, carpeted flooring and warmed by a central heating radiator. Two double glazed windows overlook the front.

Bedroom Two

9' 10" x 8' 8" (3.00m x 2.64m)

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

Bathroom

Bathroom suite comprising bath with shower over, wash hand basin and low flush WC. With fully tiled walls and a double glazed window to the rear.

External

Externally the property has a lawned garden presented over three levels with patio seating area.



view this property online williamhbrown.co.uk/Property/HDF115198



welcome to

Thornfield Road, Lockwood Huddersfield

- Situated In A Quiet Location
- Ideal For First Time Buyer and Buy To Let Investors
- Front and Rear Gardens
- Close To Amenities and Transport Links

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1935. 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

£140,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/HDF115198](https://www.williambrown.co.uk/Property/HDF115198)



Property Ref:
HDF115198 - 0003

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@williambrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williambrown.co.uk](https://www.williambrown.co.uk)