



**Victoria Road, Lockwood, Huddersfield HD1 3TT**

**welcome to**

**Victoria Road, Lockwood Huddersfield**

Spacious terrace property with front and rear gardens with access both sides. Two reception rooms, three bedrooms and cellar storage with on street parking.



## Ground Floor

### Entrance

Front door leading to hallway with laminate flooring and stairs to first floor.

### Lounge

11' 8" x 11' 11" ( 3.56m x 3.63m )

Spacious reception room with laminate flooring and warmed by a central heating radiator. Double glazed bay window overlooks the front.

### Dining Room

11' 9" x 13' 4" ( 3.58m x 4.06m )

Superbly spacious reception room with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### Kitchen

Fitted with base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over. Space for washing machine. With tiled flooring, double glazed window and door to the rear.

## First Floor

### Bedroom One

11' 8" x 13' ( 3.56m x 3.96m )

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

### Bedroom Two

11' 8" x 12' 3" ( 3.56m x 3.73m )

Second spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Bedroom Three

8' 6" x 6' 11" ( 2.59m x 2.11m )

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

### Bathroom

9' 1" x 5' 10" ( 2.77m x 1.78m )

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

## Cellar

Perfect storage space housing boiler.

## External

Paved patio to the front with steps to the front door. Low maintenance rear garden being paved with shed storage and access to rear ginnel.



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## Victoria Road, Lockwood Huddersfield

- Good Sized Receptions Rooms
- Good Finish Throughout
- Access At Front and Rear
- Elevated From Main Road For Privacy

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.

offers over

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116560 - 0003

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