





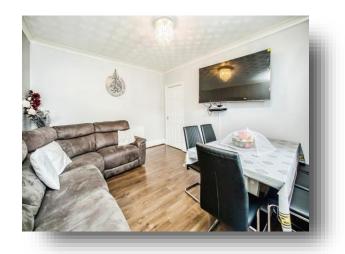
Victoria Road, Lockwood, Huddersfield HD1 3TT



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.





welcome to

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.

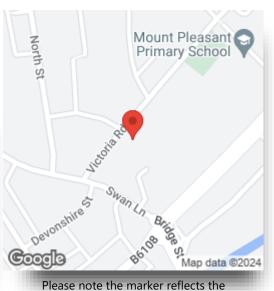
offers over

£170,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF116560



Property Ref: HDF116560 - 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.



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