

Longley Lane, Lowerhouses, Huddersfield HD4 6PS

william h brown

welcome to

Longley Lane, Lowerhouses Huddersfield

A fabulous detached property with spacious rooms, off-road parking, a large garden backing on to woodland and a separate flat with scope for renovation to create a beautiful new family home. Offered with no onward chain and in a prime location close to the town centre, schools and public transport.













Ground Floor Entrance

Front door leading to hallway with carpeted flooring and warmed by a central heating radiator. Integrated understairs cupboard. Stairs to first floor.

Wetroom

Ground floor wet room with low flush WC, wash hand basin and central heating radiator.

Lounge

12' x 19' 4" (3.66m x 5.89m)

Superbly sized reception room with carpeted flooring and warmed by two central heating radiators. The room has an external door leading to the rear plus a double glazed window.

Kitchen

9' 7" x 11' 9" (2.92m x 3.58m)

Good sized kitchen fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and induction hob. Space for under counter fridge. With laminate flooring, door to the side plus window to the front.

First Floor Landing

With carpeted flooring and two loft hatches. Double glazed window to the side.

Bedroom One

9' 7" x 15' 2" (2.92m x 4.62m) Superb sized double bedroom with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Two

8' 7" plus door recess x 8' 10" (2.62m plus door recess x 2.69m)

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

Bedroom Three

12' 1" x 8' 1" (3.68m x 2.46m) Spacious double bedroom with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Four

8' x 8' 10" (2.44m x 2.69m) Good sized fourth room with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. With fully tiled walls and laminate flooring. Double glazed window to the front.

Flat - Bedroom

12' 1" x 9' 5" (3.68m x 2.87m) Spacious with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Room 1

7' 11" x 16' 6" (2.41m x 5.03m) Superb sized room with front and side windows.

Room 2

8' 2" x 19' 4" (2.49m x 5.89m) Superb sized room with rear and side windows.

External

Externally, the property has driveway parking to the front for two cars, a lawned front garden and an expansive, private rear garden overlooking woodland.





welcome to

Longley Lane, Lowerhouses Huddersfield

- Detached Family Home and Separate Flat With Scope For Renovation
- Close To Local Amenities and Public Transport
- Spacious Throughout
- Double Bedrooms
- Large Garden and Off Road Parking
- Overlooking Greenery

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1968. 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

£240,000





view this property online williamhbrown.co.uk/Property/HDF116725



Property Ref: HDF116725 - 0002 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.

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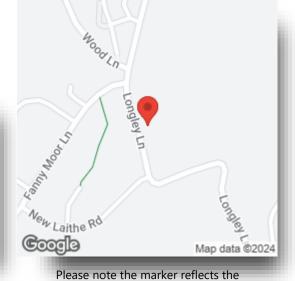


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postcode not the actual property