



**Longley Lane, Lowerhouses, Huddersfield HD4 6PS**

**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.



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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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116725 - 0002

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