



Lawton Street, Primrose Hill, Huddersfield HD4 6DS

welcome to

Lawton Street, Primrose Hill Huddersfield

Available with no onward chain, this spacious home in Primrose Hill with fabulous garden space and brand new décor throughout would be an ideal purchase as a buy-to-let investment or as a first time buy. Close to local amenities and public transport links, whilst being located on a peaceful street.



Ground Floor

Entrance

Front door leading to hallway with laminate floor. Stairs leading to first floor.

Lounge

12' max into recess x 13' 5" (3.66m max into recess x 4.09m)

Spacious reception room with carpeted flooring and warmed by a central heating radiator. The room has an integrated storage cupboard under the stairs and a double glazed window to the front.

Kitchen

15' 1" x 7' (4.60m x 2.13m)

Good sized kitchen fitted with a range of base and wall units with marble effect tiled splashbacks and contemporary work surfaces. Integrated electric oven and gas hob with extractor over. Space for fridge freezer and washing machine. With tiled flooring, central heating radiator, external door to the rear and two double glazed windows to the rear.

First Floor Landing

With carpeted flooring, double glazed window to the side and a small loft hatch.

Bedroom One

15' 2" max x 10' 10" (4.62m max x 3.30m)

Superbly spacious double bedroom with carpeted flooring, central heating radiator and a double glazed window to the front.

Bedroom Two

9' 8" x 8' 11" (2.95m x 2.72m)

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

Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin, heated towel warmer/radiator. With laminate flooring, tiled walls and a double glazed window to the rear,

External

Externally, the property has ample lawned garden space to both the front and the rear, enclosed by timber fencing.



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welcome to

Lawton Street, Primrose Hill Huddersfield

- Available With No Onward Chain
- Newly Decorated Throughout
- Fabulous Garden Space
- Peaceful Location - Close To Amenities and Transport Links
- Spacious Rooms
- Ideal For First Time Buyers and Investment

Tenure: Freehold EPC Rating: D

guide price

£150,000 - £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116848 - 0003

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