



Highroyd Lane, Huddersfield HD5 9DP

welcome to

Highroyd Lane, Huddersfield

Ideal as a first purchase or an investment, this spacious through-terrace located in highly sought-after Moldgreen with panoramic views across Huddersfield, on a peaceful no-through road with scope for cosmetic upgrades. Available with no onward chain, with an enclosed garden and generous room sizes



Ground Floor Entrance Porch

Door to porch with concrete floor and double glazed all round.

Kitchen

10' 6" x 8' 10" (3.20m x 2.69m)

Good sized kitchen fitted with a range of base and wall units with contemporary work surfaces. Space for cooker, fridge freezer and washing machine. With tile effect laminate flooring, cellar access, double glazed window to the rear.

Lounge

13' 11" x 13' 8" into recess (4.24m x 4.17m into recess)

Spacious reception room warmed by a gas fire and central heating radiator. The room has carpeted flooring and a double glazed window and door to the front.

Cellar

13' 6" x 8' (4.11m x 2.44m)

Superb sized storage space with carpeted flooring and window to the front.

First Floor Landing

With carpeted flooring and a central heating radiator. Loft hatch and window to the rear.

Bedroom One

14' x 7' 5" to chimney (4.27m x 2.26m to chimney)

Superbly spacious double bedroom with integrated wardrobes and cupboards. With wood flooring, central heating radiator and a double glazed window to the front overlooking Castle Hill.

Bedroom Two

4' 7" x 14' 1" (1.40m x 4.29m)

Second superbly spacious bedroom with integrated wardrobe. With carpeted flooring, central heating radiator and a double glazed window to the front overlooking Castle Hill.

Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. Integrated cupboard housing water tank. With carpeted flooring, central heating radiator and a window to the rear.

External

Externally, the property has a lawned rear garden enclosed by timber fencing.



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welcome to

Highroyd Lane, Huddersfield

- Highly Sought After Location Close To University Of Huddersfield and Public Transport Links
- No Onward Chain
- Scope For Cosmetic Upgrades
- Quiet, No Through Road
- Fabulous Views Over Huddersfield
- Enclosed Garden Space
- Cellar Space

Tenure: Freehold EPC Rating: E

offers in the region of

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116957 - 0004

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