



Ladyhouse Lane, Huddersfield HD4 7QD

welcome to

Ladyhouse Lane, Huddersfield

This substantial Victorian terrace is beautifully presented and move in ready. Located in highly sought after Berry Brow the property has fabulous views and excellent links to surrounding countryside. Close to local amenities, restaurants bars and excellent public transport links.



Lounge

14' 7" x 11' 10" (4.45m x 3.61m)

Fantastically spacious lounge, modern and move in ready this space is bright and open with a double glazed window to the front looking out onto countryside. the room is fitted with carpeted flooring and built in cupboards providing ample storage. Warmed by a central heating radiator and a feature fireplace.

Kitchen

14' 2" x 11' 6" (4.32m x 3.51m)

Great sized kitchen which is fitted with a range of base and wall units with laminate worktops and laminate flooring. With an integrated eclectic oven and hob with an extractor hood. With space for a fridge/freezer and undercounter washing machine. With ample space for a dining table and chairs. The space is immaculately presented, warmed by a central heating radiator, with a double glazed window and an external door to the rear.

First Floor Landing

Well proportioned landing which is again, presented immaculately and fitted with carpeted flooring,

Bedroom One

14' 9" x 7' 7" (4.50m x 2.31m)

Modern and bright double bedroom with feature wood paneling and a double glazed window to the front. Warmed by a central heating radiator.

Bedroom Two

7' 6" x 10' 7" (2.29m x 3.23m)

Bedroom two is another well sized double bedroom, with ample storage into built in wardrobes. Fitted with carpeted flooring and warmed by a central heating radiator.

Bedroom Three

6' 8" x 6' 11" (2.03m x 2.11m)

Third bedroom makes the home ideal for growing families, or those looking for a home office. With carpeted flooring and a double glazed window to the front providing ample natural light, warmed by a central heating radiator.

Bathroom

Beautifully decorated family bathroom is immaculate and move in ready. Fitted with a fully tiled walk in shower, along with a separate bath with hand held shower, low flush WC and vanity sink with feature wood paneling. The room is half tiled and fitted with a tile floor, warmed by a heated towel rail, with a double glazed window to the rear.

Basement

Fantastic basement adds an opportunity for a conversion into a home gym or extra reception room. Currently it has stone flag flooring and brick walls.

External Front

To the front of the property is a low maintenance front garden, fully enclosed by walls. With a paved path to the front door.

Rear

To the rear of the property is a good sized lawn and a low maintenance gravel seating area, as well as a patio to the house. The rear garden is enclosed by timber fence.



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welcome to

Ladyhouse Lane, Huddersfield

- Detached single garage and off road parking
- Immaculately presented
- Three well sized bedrooms
- Countryside views
- Located in sought after Berry Brow
- Basement - potential for a basement conversion
- Well kept front and rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118063 - 0004

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