



**Jackroyd Lane, Huddersfield, HD4 6RB**

**welcome to**

## **Jackroyd Lane, Huddersfield**

A well-presented and spacious detached bungalow in highly sought-after Newsome with fabulous views over Huddersfield. Offered chain free, with ample driveway, garage, a workshop and storage, along with generous landscaped gardens. Close to public transport, schools and walks towards Castle Hill.

### **Entrance Porch**

With carpeted flooring and fully double glazed.

### **Living Room**

12' 1" into recess x 18' 1" ( 3.68m into recess x 5.51m )  
A generously sized reception room with two double glazed windows overlooking the front garden and to the side, with carpeted flooring, two gas central heated radiators and a gas fire with feature surround.

### **Dining Room**

8' 11" x 8' 4" ( 2.72m x 2.54m )  
A dining area with carpeted flooring, a gas central heated radiator and a double glazed window overlooking the rear. The dining room has an open-plan feel, opening into the kitchen.

### **Kitchen**

8' 10" x 18' 1" Max into dining room ( 2.69m x 5.51m Max into dining room )  
The well-presented kitchen has a range of base and wall units providing ample storage and includes space for integrated appliances including a fridge/freezer, a washing machine and a microwave. There is an integral gas oven with grill and a separate gas hob with extractor hood. The kitchen has laminate flooring and laminate worktops, with a 1.5 sink and drainer and a double glazed window overlooking the rear.

### **Hallway**

On the ground floor with carpeted flooring, an integral cupboard for storage and a gas central heated radiator.

### **Bedroom 1**

11' 8" x 11' 4" maximum measurement ( 3.56m x 3.45m maximum measurement )  
The first ground floor bedroom with integral cupboards and wardrobes. With carpeted flooring, a double glazed window overlooking the front and a gas central heated radiator.

### **Bedroom 2**

11' 5" x 8' 10" Irregular room ( 3.48m x 2.69m Irregular room )  
The second bedroom on the ground floor has carpeted flooring, a double glazed window overlooking the rear, integral wardrobe space and is warmed by a gas central heated radiator.

### **Bathroom**

The house bathroom is found on the ground floor with a three-piece suite including a bath, a shower cubicle and a pedestal sink. The bathroom has carpeted flooring, an extractor fan, a double glazed window to the side and the room is warmed by a gas central heated radiator.

### **W/C**

There is a separate W/C on the ground level with carpeted flooring, a double glazed window to the side of the property and a low-flush W/C.

### **Bedroom 3**

17' 11" x 9' 7" Maximum measurement ( 5.46m x 2.92m Maximum measurement )  
The third bedroom is on the second floor with carpeted flooring, integral cupboards for storage, a vanity unit with a sink and a double glazed dormer overlooking the front of the property. The bedroom is warmed by a gas central heated radiator.





### **Storage Room**

On the second floor there is a storage room with laminate flooring.

### **Workshop**

On the lower-ground floor there is a dry workshop space with access into the crawl-space under the house spanning the full footprint of the property and providing ample additional storage space if required.

### **Integral Single Garage**

With barn-style wooden doors, plumbing including a hot water tap and power points.



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## Jackroyd Lane, Huddersfield

- Fabulously spacious detached bungalow
- Highly sought-after location with views
- Driveway for multiple cars and garage
- Generous plot, landscaped gardens
- Available with no onward chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

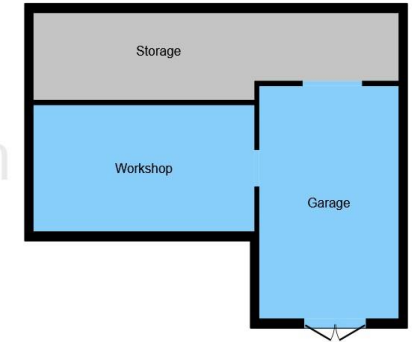
offers in the region of  
**£300,000**



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
HDF118075 - 0007

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