



Lumb Lane, Huddersfield, HD4 6SZ

welcome to

Lumb Lane, Huddersfield

Set in the idyllic Almondbury countryside is this grade II listed cottage with a fabulous garden, an integral garage and scope for cosmetic upgrades. Overlooking the rural landscape and ideal for those looking to settle in a peaceful location with fabulous walks on the doorstep. Offered chain free.

Living Room

18' 3" x 12' 10" (5.56m x 3.91m)

A spacious carpeted lounge with an open fire and single glazed windows overlooking the front with secondary glazing installed internally.

Kitchen

12' 11" to cupboards x 6' 3" (3.94m to cupboards x 1.91m)

The kitchen has laminate flooring and has a pantry cupboard for additonal storage. There is a gas cooker, a sink with a draining board, laminate worktops and a double glazed window overlooking the rear.

Conservatory

13' x 9' (3.96m x 2.74m)

Wth stone walls and laminate flooring.

Landing

A carpeted landing area with double glazed mullion windows over looking the rear.

Bedroom 1

9' x 13' 2" (2.74m x 4.01m)

The carpeted first bedroom has an electric wall mounted radiator with integral wardobes and single glazed mullion windows overlooking the front.

Bedroom 2

8' 10" x 13' into doorway recess (2.69m x 3.96m into doorway recess)

The second bedroom has carpeted flooring, single glazed mullion windows to the front, integral cupboards and an electric radiator.

Bathroom

The house bathroom has laminate flooring, an electric wall heater and double glazed mullion

windows overlooking the rear. There is a three-piece suite including a low-flush W/C, a walk-in shower and a pedestal sink.

Integral Garage

A spacious garage, slightly larger than a single garage and ideal for a workshop or utility space with plumbing for a washing machine and a tumble dryer. There is a skylight along with a sink, and the front garage door is electric.





view this property online williamhbrown.co.uk/Property/HDF118342



welcome to

Lumb Lane, Huddersfield

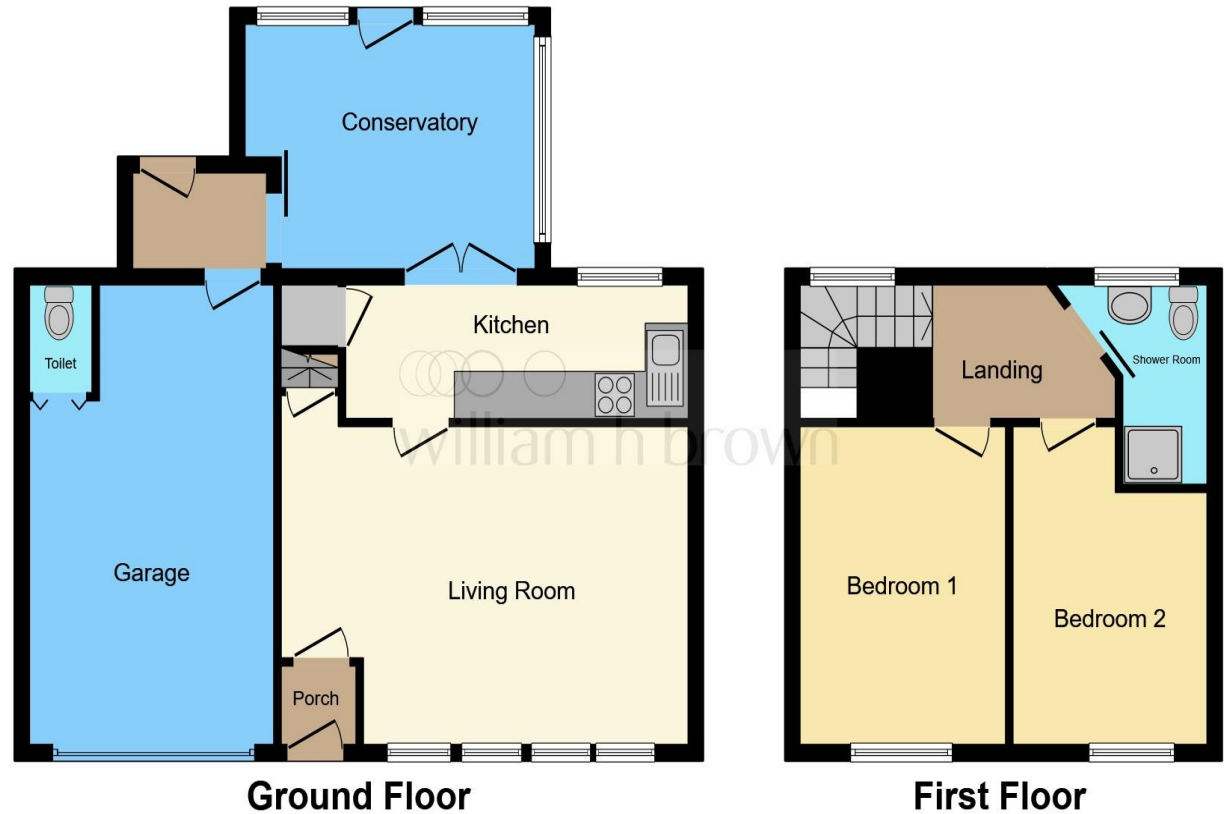
- Stunning character property in the heart of Almondbury
- Rural, highly sought-after location
- Beautifully presented and well-established garden
- Integral garage
- Scope for cosmetic upgrades

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: B

offers in the region of

£250,000



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

view this property online williamhbrown.co.uk/Property/HDF118342



Property Ref:
HDF118342 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk