



New Laithe Hill, Huddersfield, HD4 6RF

welcome to

New Laithe Hill, Huddersfield

This two-bedroom terraced property offers an exciting opportunity for buyers looking to add their own stamp to a well-located home with excellent potential. Set behind a pleasant front garden, the house enjoys a traditional façade and a welcoming entrance that leads into the main living areas.



Inside, the property features a bright and comfortable living room, providing an inviting space for relaxation or entertaining. The adjoining kitchen is a generous size, with room for storage and appliances, and benefits from views over the rear aspect. From here, stairs lead down to a lower-ground utility area, a practical addition to the home that offers valuable extra space for laundry, storage, or workshop use. This area does require refurbishment and cosmetic upgrading, giving buyers the opportunity to modernise to their own taste and significantly enhance the property's overall appeal. Upstairs, the home comprises two well-proportioned bedrooms along with a family bathroom, conveniently positioned to serve both rooms. The layout is practical and offers excellent scope for updating to create a comfortable and contemporary upper floor. The property's front garden adds charm and kerb appeal, while the interior provides a solid foundation for improvement. With thoughtful upgrading, this home has the potential to become a stylish and comfortable residence in a desirable setting. Ideal for first-time buyers, investors, or anyone seeking a rewarding project. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Living Room

12' 1" x 15' 6" (3.68m x 4.72m)

Kitchen

14' 4" x 8' (4.37m x 2.44m)

Utility Area (lower Ground)

14' 11" x 11' 10" (4.55m x 3.61m)

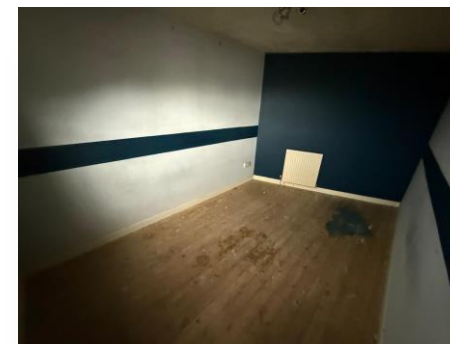
Bedroom One

15' 1" x 10' (4.60m x 3.05m)

Bedroom Two

8' x 11' 7" (2.44m x 3.53m)

External



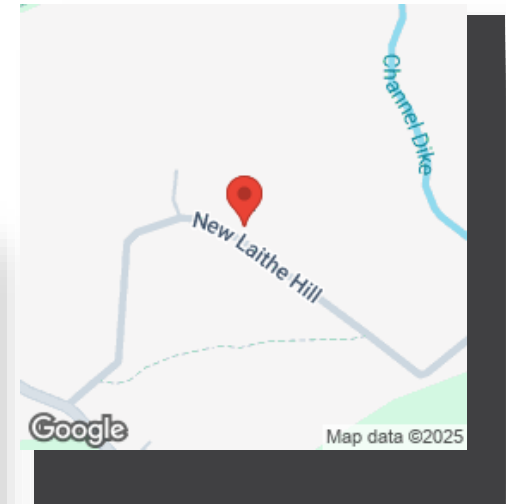
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welcome to New Laithe Hill

- Two-bedroom terraced home with a charming front garden.
- Bright living room and a well-sized kitchen on the main floor.
- Lower-ground utility area offering extra space and storage, requiring cosmetic upgrading.
- Two well-proportioned bedrooms and a family bathroom located upstairs.
- Ideal project property with excellent potential for modernisation and adding value.

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF118434 - 0004

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