



**Lockwood Scar, Huddersfield, HD4 6BA**



**welcome to**

## **Lockwood Scar, Huddersfield**

Ideal for investment or as a first purchase and offered with no onward chain, this move-in ready home in a highly convenient location ticks all of the boxes with off-road parking, a south-facing garden space and generous room sizes throughout. With amenities, commuter links and bus routes close-by.



### **Entrance**

A carpeted entrance vestibule with a gas centrally heated radiator.

### **Living Room**

12' 5" x 12' 1" into recess ( 3.78m x 3.68m into recess )

A generously sized living room with carpeted flooring, a double glazed window overlooking the front, a gas central heated radiator and a fireplace with an electric fire.

### **Kitchen**

12' plus doorway x 7' 9" ( 3.66m plus doorway x 2.36m )

The recently renovated kitchen has a range of base and wall units with ample storage along with an integral dishwasher and fridge/freezer, laminate worktops and laminate flooring. There is a double glazed window overlooking the rear garden and a second double glazed window to the side of the property. There is a gas hob and an integral electric oven and microwave, and a 1.5 sink and drainer. The kitchen has two additional pantry cupboards with plumbing for a washing machine.

### **Landing**

A carpeted landing with a small loft hatch.

### **Bedroom 1**

11' 8" x 13' 10" max to chimney breast ( 3.56m x 4.22m

max to chimney breast )

The first bedroom has carpeted flooring, two double glazed windows to the front and is warmed by a gas central heated radiator, with two integral storage cupboards.

### **Bedroom 2**

8' 10" into recess x 8' 11" ( 2.69m into recess x 2.72m )

The second bedroom has wooden floorboards, a double glazed window overlooking the rear, an integral storage cupboard and is warmed by a gas central heated radiator.

### **Bathroom**

The house bathroom has wooden floorboards, a double glazed window to the rear and has a three-piece suite including a low-flush W/C, a pedestal sink and a bath with a shower over.



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## Lockwood Scar, Huddersfield

- Well-presented throughout
- Offered chain-free
- Off-road parking
- Convenient location close to amenities
- Modern kitchen with ample storage

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£150,000**



Please note the marker reflects the postcode not the actual property

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