



**Horse Bank Drive, Lockwood, Huddersfield, HD4 5HN**

**welcome to**

## **Horse Bank Drive, Lockwood, Huddersfield**

Offered chain-free, a well-presented home with driveway parking in a peaceful cul-de-sac location yet close to the train station, Beaumont Park, local schools and amenities, making this a great first purchase or investment. Move-in ready with generous room sizes and an enclosed garden.

### **Entrance Hall**

The entrance hall is bright and welcoming, finished with a laminated floor for a clean and modern look. A double-glazed window to the front allows natural light to flow in, creating an inviting first impression as you step inside.

### **Lounge**

11' 10" x 15' ( 3.61m x 4.57m )

The lounge is a bright and welcoming space, finished with laminated flooring that adds a modern touch. A double-glazed window to the front allows natural light to stream in, enhancing the room's airy feel. With its open staircase leading to the first floor, this stylish living area offers both comfort and practicality, making it the perfect place to relax or entertain.

### **Kitchen**

11' 9" x 9' 10" ( 3.58m x 3.00m )

The modern fitted kitchen is a real highlight, featuring a tiled floor and sleek laminated tops for a contemporary finish. At its heart sits a stylish island, perfect for casual dining or extra workspace. The kitchen is equipped with a gas hob and electric oven, complemented by an extractor hood, along with a 1.5 drainer sink set beneath a double-glazed window to the rear. There is ample space for both a washing machine and fridge/freezer, ensuring everyday practicality. Double-glazed patio doors open directly onto the rear garden, filling the room with light and providing a seamless connection to the outdoors.

### **Landing**

The landing is finished with a fitted carpet, providing a warm and practical space that connects the first-floor rooms. A loft hatch is accessible from here, offering additional storage potential. The loft is

insulated but not boarded, ensuring energy efficiency while keeping the option open for future use.

### **Bedroom One**

11' 10" x 9' 10" ( 3.61m x 3.00m )

Bedroom One is a generously sized room, finished with a fitted carpet for comfort and warmth. A double-glazed window to the rear provides pleasant garden views while allowing natural light to brighten the space, creating a calm and inviting atmosphere.

### **Bedroom Two**

8' 9" x 11' 10" ( 2.67m x 3.61m )

Bedroom Two is a well-proportioned space, finished with a fitted carpet for comfort. A double-glazed window to the front allows natural light to brighten the room, creating a pleasant and versatile setting ideal for use as a second bedroom, guest room, or home office.

### **Bathroom**

The bathroom is smartly presented with floor tiles for a clean and practical finish. It features a bath with shower over, a W/C, and a pedestal-style basin, complemented by an extractor fan for ventilation. A double-glazed window allows natural light to brighten the space, creating a fresh and functional environment.

### **External**

Externally, the property enjoys a neat front garden laid to lawn, with a right of access provided for neighbours. To the side, a gated tarmac driveway offers convenient off-road parking. The rear garden is fully enclosed and thoughtfully arranged with a lawn and patio area, ideal for outdoor dining or relaxation. There is also timber enclosure space, perfect for housing a shed or additional storage.







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## **Horse Bank Drive, Lockwood Huddersfield**

- Ideal as a first purchase
- Off-road parking
- Peaceful cul-de-sac location
- Close to the train station
- Modern throughout

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

guide price

**£160,000**



Total floor area 57.2 m<sup>2</sup> (615 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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