



147 Clough Lane

Fixby, Huddersfield, HD2 2JE

£350,000 Leasehold





We are delighted to offer for sale this brick built three bedroomed semi detached house which has recently been extensively renovated and refitted throughout making a truly enviable family home. Together with the property there are good size gardens, parking for several vehicles and two garages. Step inside and you will appreciate that the property has been re-plastered, rewired, replumbed, had new windows and doors, a new bathroom, new boiler etc.

Location

Clough Lane has always been a very popular residential position and number 147 stands on a good size plot backing onto fields with panoramic views. The location is highly convenient for access to the motorway with J24 being a five minute drive away. Brighouse and Huddersfield centres are both within an easy reach as are local schools .

Accommodation

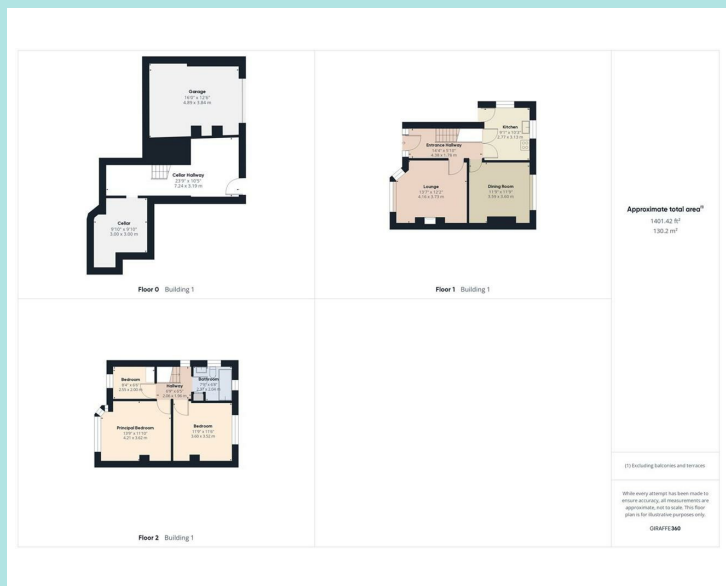
There is a useful keeping cellar and storeroom which also houses the gas central heating boiler. On the ground floor and Entrance Hallway has a composite external door and leads to the good sized Lounge with cast multifuel stove to a stone hearth. Picture window overlooking the front and an air-conditioning unit. The Dining Room at the rear of the property has panoramic views. The Kitchen is fitted with a range of modern units and integrated appliances include a stainless steel gas hob and electric oven.

On the first floor there's a Double Bedroom overlooking the front and a Double Bedroom with panoramic views to the rear. The Third Bedroom is a single and the Bathroom has a new white suite including freestanding bath WC and wash basin. Landing.

At the front of the property, there is tarmac area providing parking and further ample parking down the driveway at the side which then leads to a single car garage. There's also a second underbuilt garage and lawned gardens and panoramic views to the rear.

Lease Details

The property is Leasehold on a 999 year lease from 29th June 1954 and we understand a ground rent of £5.50 per annum is payable.



Council tax band: C
EPC rating: D
Ground rent: N/A
Service charge: N/A

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01484 711200



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