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## Lowerhouses Lane, Huddersfield, Yorkshire

**Offers over £140,000**

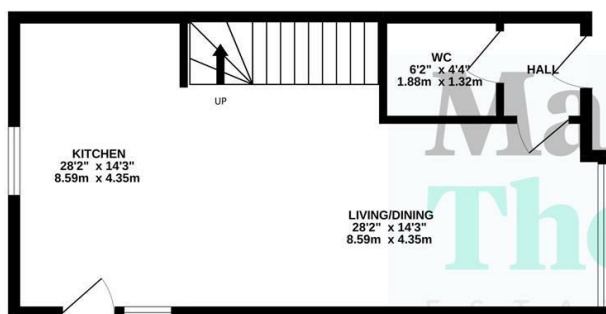
A three-bedroom, mews style, inner terraced property with two parking spaces. Set back from the road and enjoying a courtyard style setting, the property is larger than it appears and is located only a short distance from the centre of Huddersfield with its array of amenities. Comprising entrance hall, downstairs WC, open-plan living/dining/kitchen area and, on the first floor, three bedrooms and a bathroom. The property has a gas fired central heating system and sealed unit double glazing. Externally, immediately in front of the property are two parking spaces. Having the advantage of no onward chain.

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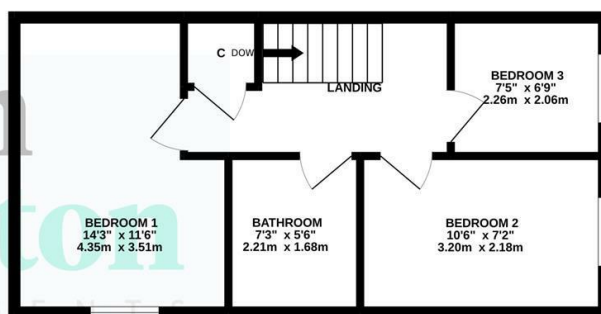
## Floorplan



GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Lowerhouses Lane, Huddersfield, Yorkshire

## Details



### Entrance Hall

An external timber door gives access to the entrance hall. A panelled door leads to the open-plan living/dining/kitchen area and a further panelled door leads to the downstairs WC. There is also a radiator.

### Living/Dining/Kitchen Area

This spacious open plan room is best demonstrated by the photography and floor plan. Running the full width of the property, being particularly light and bright with sealed unit double glazed windows to three of the elevations. The kitchen area has wall cupboards, base units, working surfaces, part tiled surrounds and a one and a half bowl, stainless steel sink with single drainer. There is a four-ring gas hob with canopy style filter hood above and built-in oven, integrated fridge and freezer and space/plumbing for an automatic washer. Also integrated into the kitchen area is the boiler for the gas fired central heating system. As mentioned, the room is open plan and areas can be defined by use of furniture, such as a dining table which would link the living and kitchen areas together. There is a staircase with a storage cupboard beneath and the living area is positioned to the front of the room with a walk-in bay incorporating double glazed windows, along with a radiator.



### First Floor Landing

From the living/dining area, a staircase rises to the first floor landing which has access to loft space, a large useful storage cupboard over the bulkhead and a radiator.

### Bedroom One

As the floor plan demonstrates, this room is L-shaped in nature, meaning it can accommodate a good amount of free standing or fitted furniture. There is a double glazed window to the side and a radiator.



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## Details



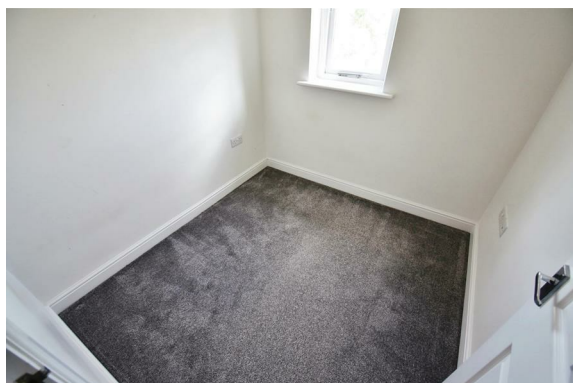
### Bedroom Two

This second bedroom can also accommodate a double bed and has double glazed windows and a radiator.



### Bedroom Three

This single bedroom would also make an ideal home office. Having a double glazed window, TV aerial point and a radiator.



### Bathroom

Having a white, three-piece suite comprising a panelled bath with curved shower screen and mixer tap rising to shower head, pedestal wash hand basin with tiled splash-back and low level WC. There is an extractor fan and a radiator.



### External Details

# Lowerhouses Lane, Huddersfield, Yorkshire

## Details



The property enjoys a courtyard mews style setting. There is vehicle access between properties 190 and 192 on Lowerhouses Lane, leading to the property's two parking spaces (one behind the other). From here, steps lead to a wide, flagged pathway ideal for tubs, pots and planters, along with a flower bed. To the rear of the property there is a paved courtyard area. There is pedestrian access via a timber gate to the side of property 200a Lowerhouses Lane.



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Directions

