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01484 508000



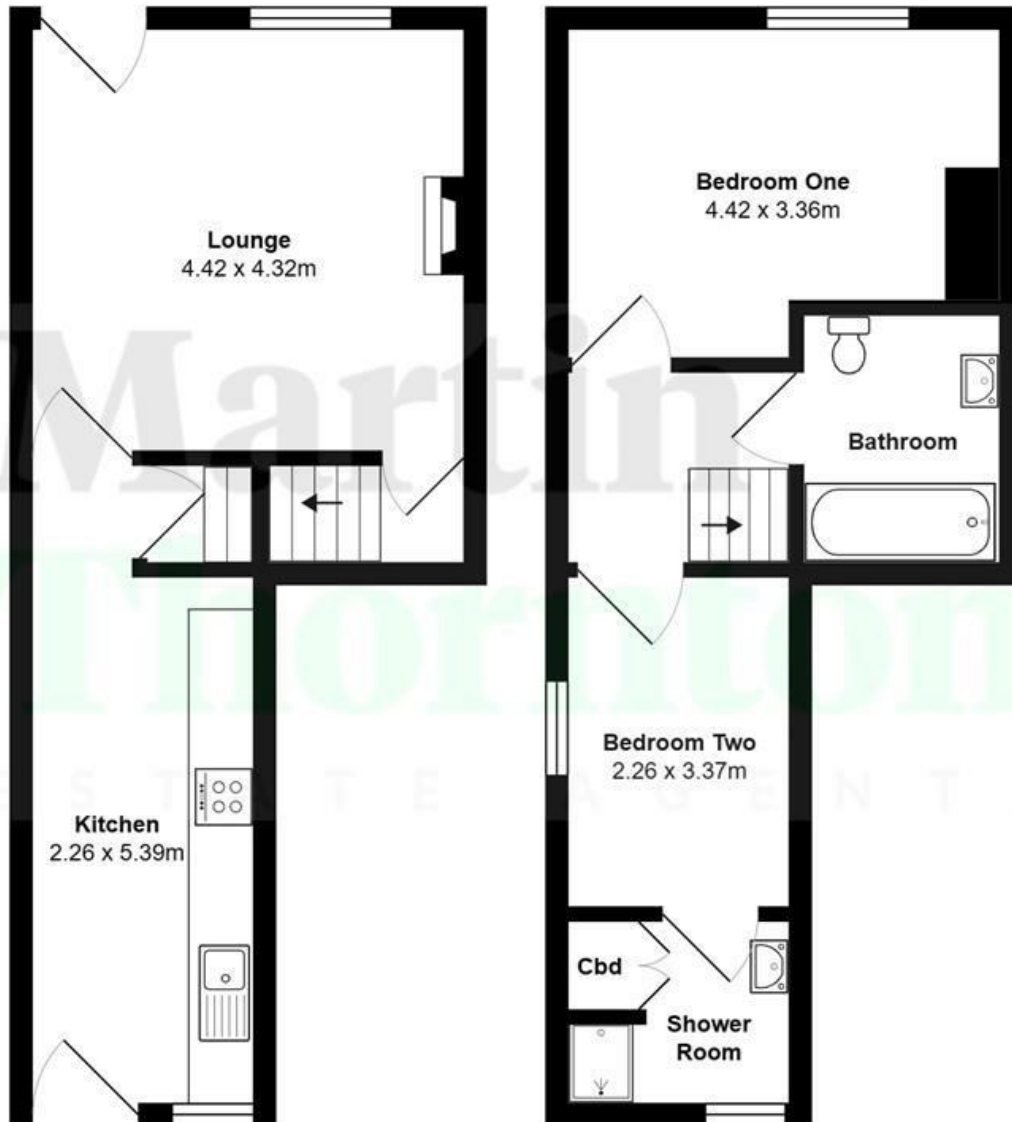
New Hey Road, Outlane Huddersfield,

Offers over £150,000

This two-bedroom stone built end of terrace property is ideally placed for access to local amenities, schooling and the M62. The accommodation comprises a dining kitchen with stylish units and integrated appliances, a good sized rear living room with a southerly aspect and a basement room with potential for further development. On the first floor are two bedrooms, one with an en suite shower room, and a separate house bathroom. The property has a gas-fired central heating system and majority uPVC double glazing (apart from the basement window). Externally, the enclosed rear garden has two seating areas and a level lawn, which can be a real sun trap with its southerly aspect. The property is offered with vacant possession.

**New Hey Road, Outlane
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

New Hey Road, Outlane Huddersfield,

Details



Entrance

An external uPVC door with an opaque glazed panel gives access to the dining kitchen.

Dining Kitchen

This stylishly presented room is positioned at the front of the property and has units to high and low levels with brick style tiled surrounds. There is a one-and-a-half bowl stainless steel sink and integrated appliances include a four-ring gas hob with a filter hood above and matching oven beneath. There is plumbing for an automatic washer and space for a freestanding fridge freezer. The kitchen is of a good size and can accommodate a smaller dining/bistro table. There is a uPVC window and a wall mounted Ideal boiler for the central heating system. The room has grey vinyl flooring and crisp, fresh internal decoration along with a radiator. Off the dining kitchen on the right hand side, access can be gained to the basement.



Living Room

Positioned at the rear of the property and enjoying a southerly aspect is this good sized reception room. The room is particularly light and bright with a large uPVC window and a uPVC and glazed door. A feature has been made of the chimney breast with brickwork and a timber mantel housing an electric stove style fire. The room can accommodate a good amount of furniture and has two radiators along with wall light points and laminate flooring. A staircase rises to the first floor accommodation.



Basement

With a good ceiling height, this room is used for storage but offers potential for further development. It has an exposed fireplace with stone slab shelving and a rear single glazed window.

First Floor Landing

From the living room, the staircase rises to the first floor landing where there is access to the loft area and a radiator.

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Details



Bedroom One

This double bedroom is positioned at the rear of the property and has a uPVC window with a pleasant outlook over the garden, enjoying a southerly aspect. There is plenty of room for fitted or freestanding furniture and a radiator.



House Bathroom

The bathroom has a white three-piece suite comprising a double ended bath with a shower attachment from the central mixer tap, a pedestal wash hand basin and a low-level WC. There is half height wall tiling along with an extractor fan and a radiator.



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Bedroom Two

This bedroom is positioned at the front of the property and has a side uPVC window and a radiator along with its own en suite shower room.



En Suite Shower Room

This room has a shower cubicle with a Triton Cara shower and an aqua-boarded interior along with a pedestal wash hand basin and a low-level WC. There is full height tiling to three walls and a useful shelved airing cupboard ideal for bedding and toiletries, etc. To the front elevation, there is an obscure uPVC window and a radiator.



External Details

The rear garden enjoys a southerly aspect with a stone flagged seating area which can be a real sun trap. A pathway leads to a lower crazy-paved style second seating/barbecue area along with a level lawn and perimeter walling and fencing.



New Hey Road, Outlane Huddersfield,

Directions

