

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



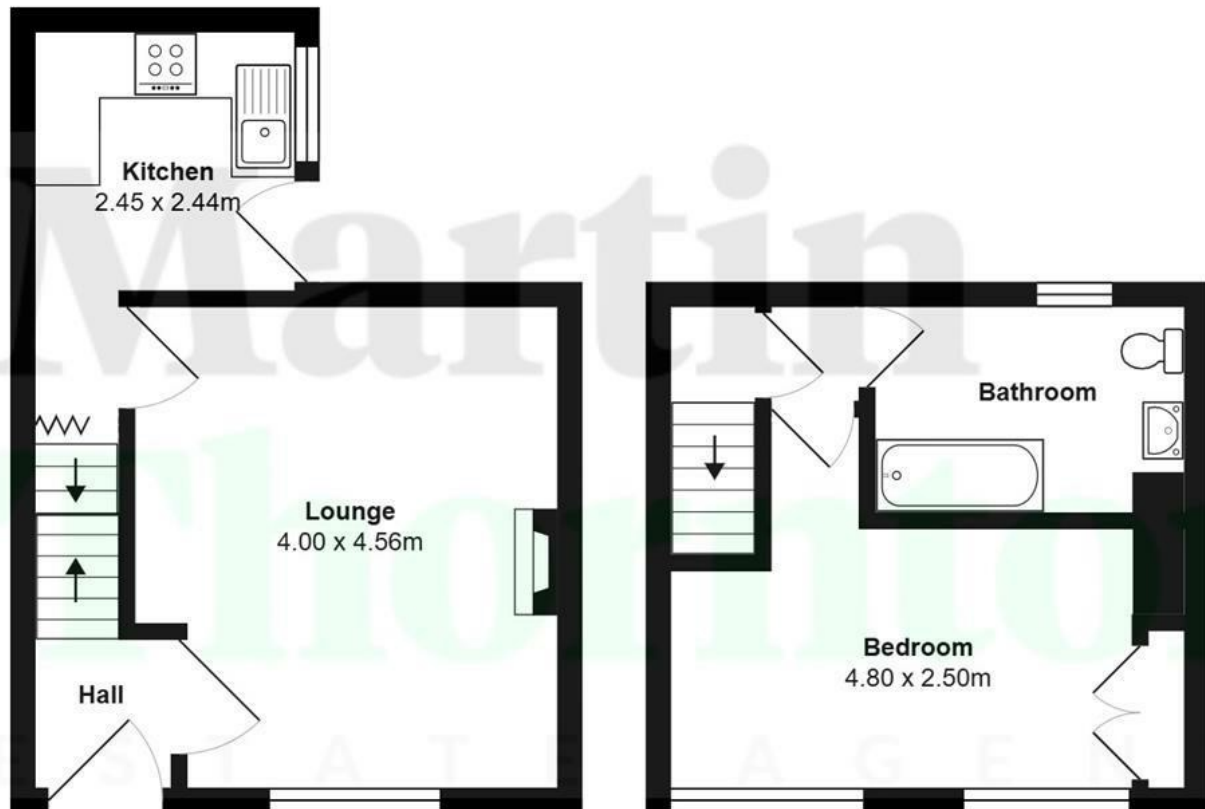
## Heppenstall Street, Newsome Huddersfield,

Offers in the region of  
**£100,000**

Set back from the road and accessed via a private lane is this one-bedroom terraced property which enjoys a pleasant wooded aspect at the front. The property is ideal for the first time buyer or investor looking for a buy-to-let opportunity. The accommodation comprises an entrance lobby, living room, kitchen with integrated appliances and a useful vaulted keeping cellar. On the first floor is a large double bedroom with a built-in wardrobe and twin windows along with a good sized bathroom. There is a gas-fired central heating system and uPVC double glazing. This property has been a successful rental property and is conveniently situated for local amenities, access to the town centre and University Campus. Externally, there are gardens to front and rear. The property is offered with the advantage of no onward chain.

**Heppenstall Street, Newsome  
Huddersfield,**

**Floorplan**



All measurements are approximate and for display purposes only

# Heppenstall Street, Newsome Huddersfield,

## Details



### Entrance Lobby

An external uPVC door with an opaque glazed panel and matching over-light gives access to the entrance lobby. This has a staircase with a decorative archway rising to the first floor accommodation. There are wall mounted coat hooks along with a radiator and a door leading to the living room.



### Living Room

This spacious reception room is positioned at the front of the property with a large uPVC window enjoying a pleasant, wooded aspect. A timber fire surround with a marble finish inlay and hearth is home to a living flame coal effect fire. The room can easily accommodate a good amount of furniture and has a radiator and coving to the ceiling. A door leads to the kitchen.



# Heppenstall Street, Newsome Huddersfield,

## Details



### Kitchen

The initial entrance area to the kitchen has access down to the cellar and a radiator. There are wall cupboards, base units, and a stainless steel sink unit. Integrated appliances include a four-ring gas hob with oven beneath and illuminated filter hood above, fridge and freezer. Beneath the worktop is plumbing for an automatic washer. There are appropriate tiled surrounds along with a uPVC window and a door.



### Cellar

A folding timber door gives access to the staircase which leads down to the vaulted keeping cellar with keeping table.

### First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing.

### Bedroom

This double bedroom is positioned at the front of the property and is light and bright with twin windows enjoying the wooded backdrop. There is a built-in treble wardrobe incorporating hanging rails, shelving and drawers. The room also has a radiator.





# Heppenstall Street, Newsome Huddersfield,

## Details



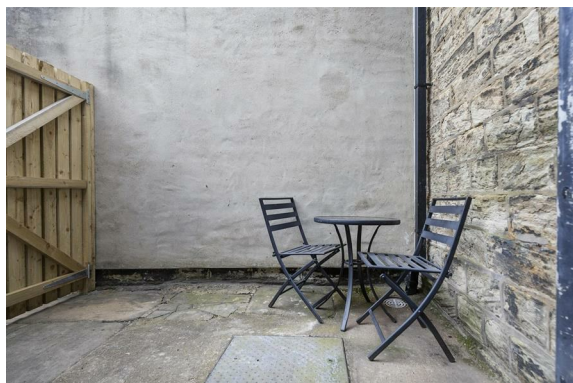
### Bathroom

The good sized bathroom is positioned at the rear of the property. A three-piece suite comprises a timber panelled bath with independent shower over, a pedestal wash hand basin and a low-level WC. Around the bath area is three quarter height tiling, with half height tiling to the remaining walls. The bathroom also houses the boiler for the central heating system. There are opaque uPVC windows and a radiator.



### External Details

Set back from the road, at the front of the property there is an enclosed garden area with perimeter fencing and a gate. The garden is designed for ease of maintenance, being predominantly paved and providing a pleasant outdoor seating area and space for tubs, pots and planters. At the rear of the property is an enclosed yard area with a timber fence and a gate.



# Heppenstall Street, Newsome Huddersfield,

Directions

