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## **New Hey Road, Outlane Huddersfield, Yorkshire**

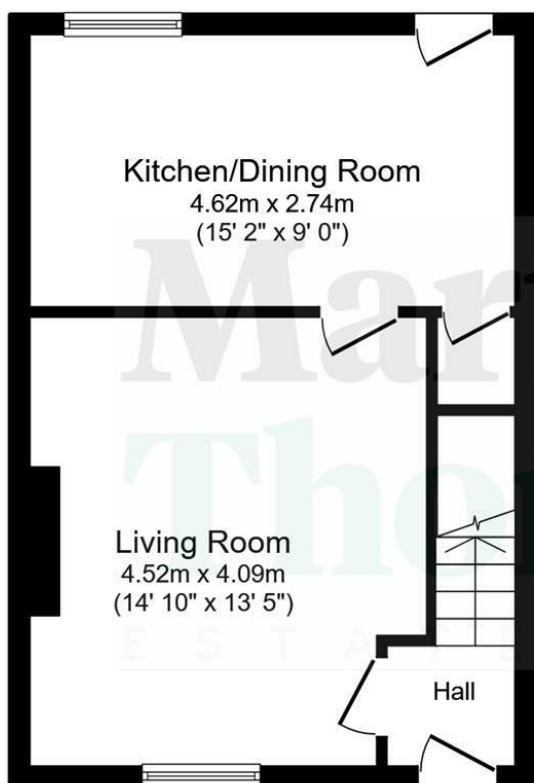
**Offers in the region of  
£200,000**

**\*NO ONWARD CHAIN\***

A spacious stone built three-bedroom end of terrace in a block of three properties with an enclosed rear garden. The property enjoys a highly accessible and most convenient location for amenities within the Salendine Shopping Centre as well as M62 motorway access. The accommodation comprises an entrance lobby, large living room, rear dining kitchen and basement comprising two rooms which offer excellent potential. On the first floor are two double bedrooms and a single room, which would make a perfect dressing room/home office, along with a bathroom. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, the garden area at the front is ideal for tubs, pots and planters. The rear garden is enclosed with two good-sized seating areas and a central lawn.

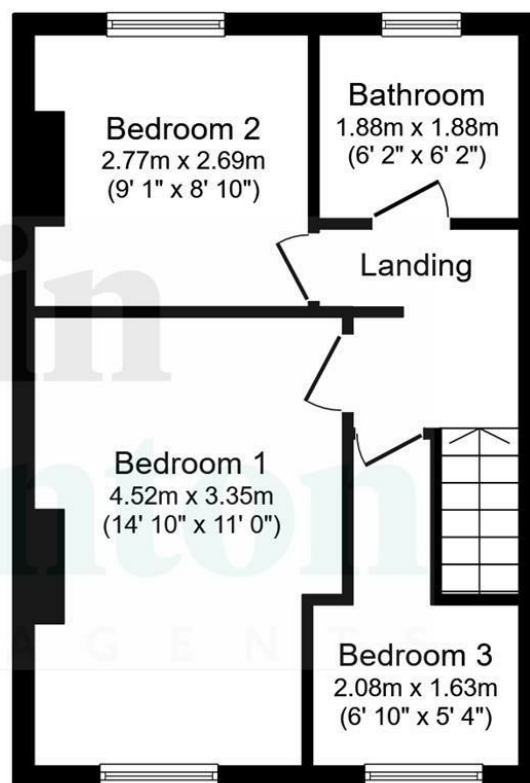
# New Hey Road, Outlane Huddersfield, Yorkshire

## Floorplan



### Ground Floor

Floor area 36.0 m<sup>2</sup> (387 sq.ft.)



### First Floor

Floor area 36.0 m<sup>2</sup> (387 sq.ft.)

TOTAL: 72.0 m<sup>2</sup> (775 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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## Details



### Entrance Lobby

An external composite door with an opaque glazed panel and over-screen gives access to the lobby. There is a staircase rising to the first floor with a high level decorative archway and a radiator. A timber and glazed door leads into the living room.

### Living Room

This spacious reception room is positioned at the front of the property and has a decorative fire surround with a raised hearth, upon which stands a coal effect living flame gas fire. The ceiling incorporates deep cornice coving, a picture rail and a uPVC window. There is plenty of space for furniture along with a radiator and a timber and glazed door leading to the dining kitchen.



### Dining Kitchen

This room is positioned at the rear of the property and can easily accommodate a formal dining table. The kitchen area has wall cupboards and base units with working surfaces and a sink with mixer tap. Integrated appliances include a four-ring gas hob, oven, Smeg microwave and slimline dishwasher. There is space for a freestanding fridge freezer. The room is particularly light and bright with a large uPVC window overlooking the enclosed garden and a rear external composite door with two arched opaque glazed panels. There is also a radiator and access can be gained to the basement.



### Basement

This is a large area comprising two rooms, being the footprint of the living accommodation above. The larger front room with its stone flagged floor has a uPVC window and is perfect for storage with built-in shelving. A door leads through to the rear section which is identical in size to the dining kitchen. This area has a sink unit with water and plumbing for an automatic washer along with space for additional appliances such as a tumble dryer or chest freezer. There is also a timber door which gives access to the rear garden.

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## Details



### First Floor Landing

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

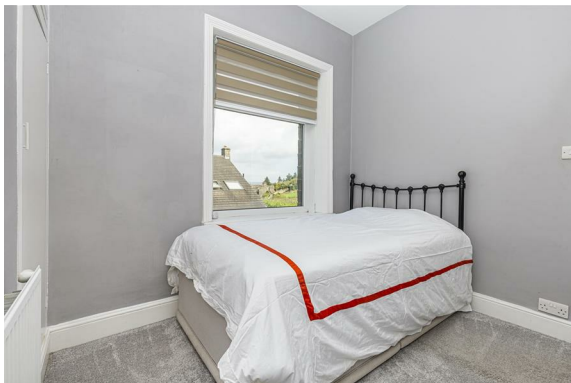
### Bedroom One

This large double bedroom is positioned at the front of the property and has a decorative cast iron fireplace. The room can accommodate a good amount of fitted or freestanding furniture. There is a uPVC window and radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and enjoys long distance views from its uPVC window. On either side of the chimney breast, there are built-in storage cupboards. There is also a radiator.



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### Bedroom Three/Dressing Room/Study

Positioned at the front of the property, this room is currently utilised as a dressing room or home office. It will accommodate a single bed and has a built-in wardrobe above the staircase projection. There is a uPVC window but no radiator.



### Bathroom

The bathroom has a three-piece suite comprising a panelled bath with wall-mounted shower fitting over, a hand basin and a low-level WC. The room has tiling to the walls and floor along with an electric shaver point, an opaque uPVC rear window and a radiator.



# New Hey Road, Outlane Huddersfield, Yorkshire

## Details



### External Details

At the front of the property is a low-level stone perimeter wall and a metal gate between stone gateposts. There is a flagged pathway and a front garden with flower beds and shrubs. To the rear is a garden enclosed by perimeter walling with a pleasant, paved seating area, a timber shed and a level lawned area with a second paved patio/seating area at the far end.



### Tenure

The vendor has confirmed that the property is Freehold.

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Directions

