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**Burbeary Road, Lockwood
Huddersfield,**

**Offers in the region of
£100,000**

This two double bedroom, rear back-to-back terraced property is located in a cul-de-sac position. It is a short drive away from local amenities and motorway links serving Leeds and Manchester. It may prove suitable a first time buyer or investor. The accommodation comprises an entrance hall, large living room and kitchen on the ground floor, along with a useful basement area. On the first floor are two double bedrooms and a bathroom. The property benefits from a gas-fired central heating system and is uPVC double-glazed. Externally, there is an enclosed garden area and on street parking.



Floorplan



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.



Details

Entrance Hallway

A uPVC door with a glazed over-light opens to the entrance hall, where there is a ceiling light point, hanging hooks and a radiator. A staircase leads up to the first floor landing and a timber door with glazed inserts leads to the living room.

Living Room

This good-sized reception room has plenty of room for furniture and a large uPVC double-glazed window overlooking the rear elevation. The focal point of the room is a gas fire set to a stone hearth with a mantel above. There is a radiator, along with coving to the ceiling and a ceiling light point. From here, a timber door gives access to the kitchen.



Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops with brick style tiled splashbacks. Integrated appliances include a dishwasher and a stainless steel sink unit with mixer tap. There is space for a freestanding cooker and overlying extractor hood and space for a freestanding fridge and freezer. A uPVC double-glazed window overlooks the rear elevation. The room has tile effect flooring and a ceiling light point. A timber door gives access to the cellar.



Cellar

This large cellar is perfect for storage and has plumbing for an automatic washing machine. There is also a coal cellar.

First Floor Landing

From the entrance hall, the staircase leads up to the first floor landing where there is a ceiling light point and access can be gained to the following rooms:





Details

Bedroom One

This large double bedroom has plenty of space for furniture and a uPVC window overlooking the rear elevation. There are floor-to-ceiling wardrobes with hanging rails and shelving, along with a feature cast iron fireplace with decorative hearth, a ceiling light point and a radiator.



Bedroom Two

This double bedroom has a useful storage cupboard, home to the Ideal central heating boiler, and a uPVC window overlooking the rear elevation. There is a ceiling light point, along with a radiator and access can be gained to the loft space.





House Bathroom

The bathroom has a white suite comprising a tiled bath with a Mira mains fed shower over, a pedestal hand basin with twin taps and a low-level WC. A uPVC double-glazed window overlooking the rear elevation. There is an electric shaver point, along with a ceiling light point and a radiator.



External Details

At the front of the property is a fenced garden with mature shrubbery borders, a lawn and a patio, perfect for outdoor seating. There is outdoor lighting and a water point. A wrought iron gate gives access down the ginnel to the front of the property, where there is on street parking.



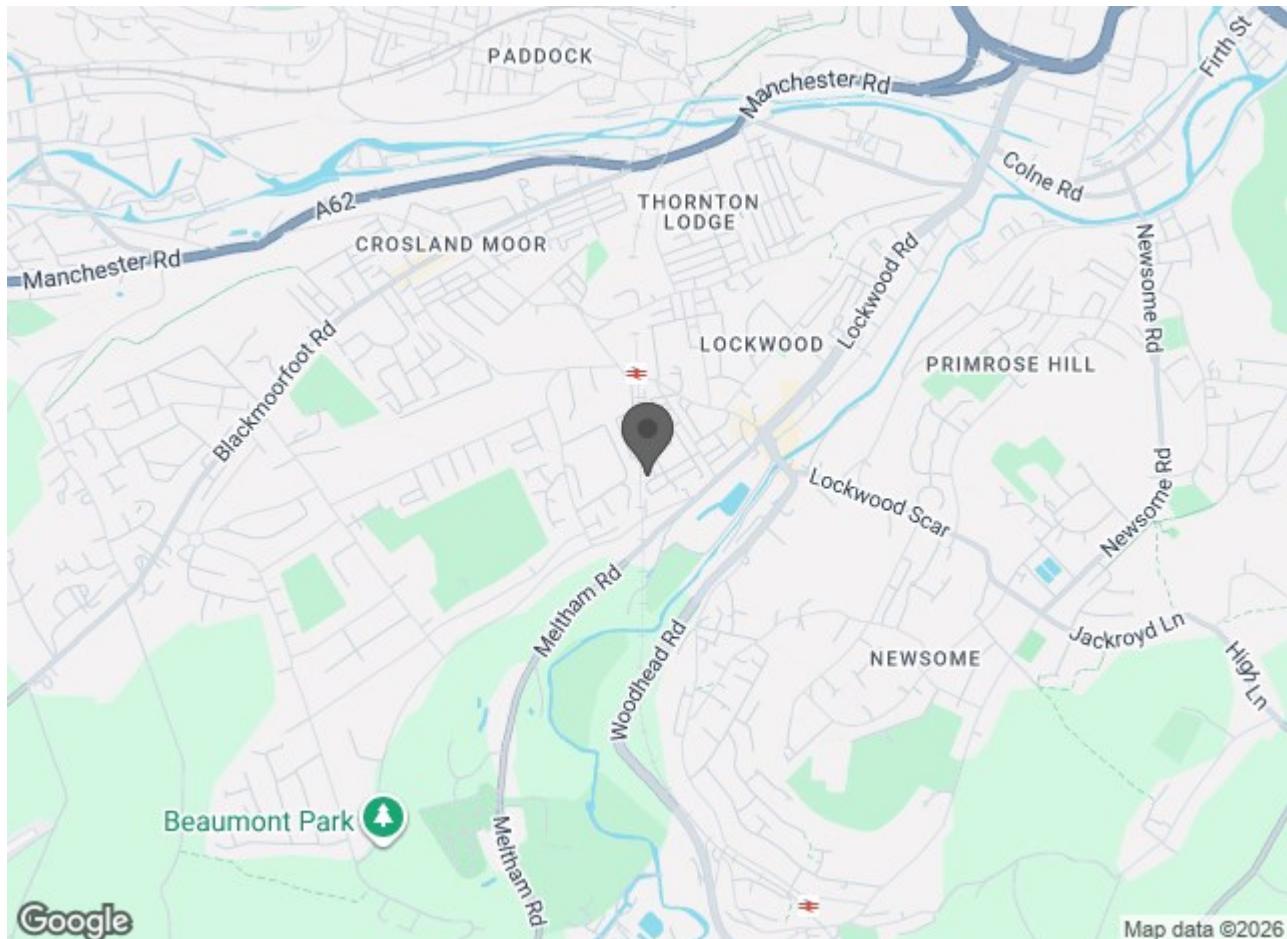
Tenure

The vendor of this property informs us that it is freehold.

Burbeary Road, Lockwood Huddersfield,



Directions



**Martin
Thornton**
ESTATE AGENTS

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