

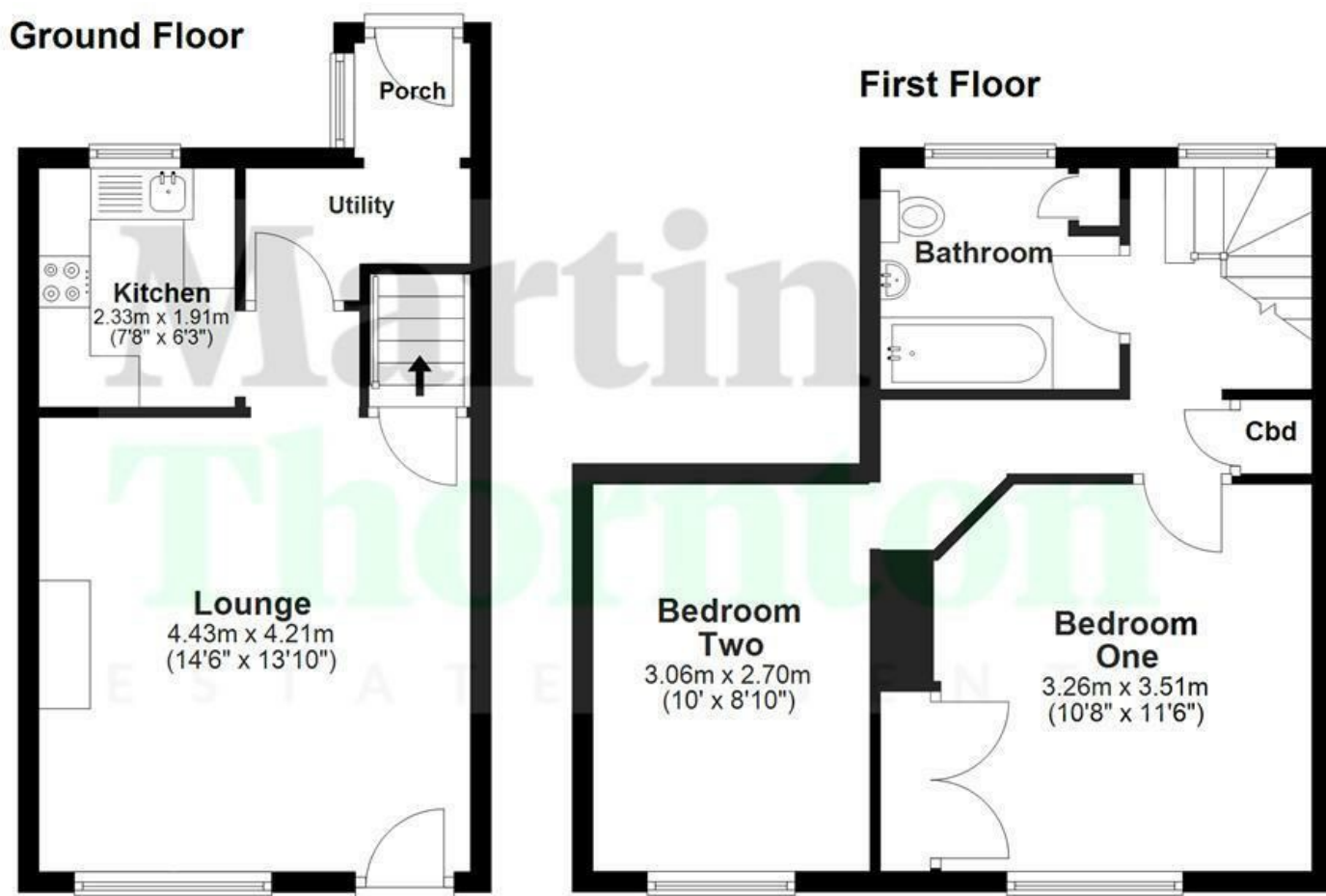
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Scar Lane, Milnsbridge Huddersfield,

**Offers in the region of
£120,000**

This two-bedroom terraced property is located in the residential area of Milnsbridge with its nearby amenities. The property may well prove suitable to the first time buyer looking to access nearby M62 motorway networks or the investment market. The accommodation comprises a living room, kitchen and rear entrance on the ground floor. On the first floor, there are two bedrooms and a bathroom. The property benefits from a gas-fired central heating system and is partly uPVC double-glazed. Externally, there is an enclosed patio garden to the rear.



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

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Details

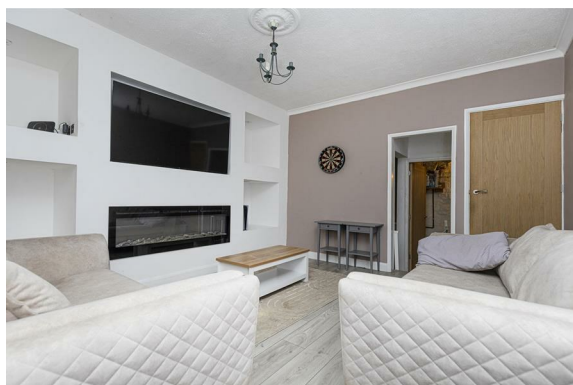


Entrance

A uPVC door with double-glazed inserts and a matching over light opens to the living room.

Living Room

This reception room has a uPVC double-glazed window to the front elevation, laminate flooring, a ceiling rose and a ceiling light point. There is a feature media wall with provision for a wall-mounted TV and an electric fire. An archway leads down a single step to the kitchen.



Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops, a one-and-a-half bowl stainless steel sink and brick style tiled splashbacks. There is an oven and hob with an overlying canopy style filter hood and space for a freestanding fridge freezer. This room is home to the Worcester central heating boiler. There is a continuation of the laminate style flooring, ceiling downlighting and a uPVC double-glazed window overlooking the rear garden. Two steps lead down to the rear entrance.



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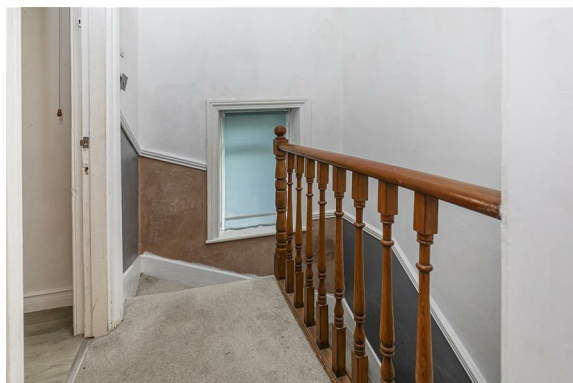
Rear Entrance

This has a uPVC double-glazed window to the side elevation and a uPVC door with a double-glazed insert opens to the rear yard. There is plumbing for an automatic washing machine and hanging hooks for coats.



First Floor Landing

From the living room, steps lead up to the first floor landing, where there is a timber and glazed window to the rear elevation. There is access to loft space and a ceiling light point.



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House Bathroom

The bathroom has a white suite comprising a panelled bath with twin taps and a shower attachment, a pedestal wash hand basin with twin taps and a low-level WC. There is a useful storage cupboard, a ceiling light point and a radiator. A uPVC double-glazed window overlooks the rear elevation.



Additional Landing Area

Two steps lead up to the good-sized landing area, which has a shelved storage cupboard. It could be used as a work-from-home area and has a radiator. Access can be gained to the following rooms:

Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has fitted wardrobes with hanging rails and shelving. There is feature panelling to one wall, coving to the ceiling, a ceiling light point and a radiator.



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Bedroom Two

This double bedroom has a uPVC double-glazed window overlooking the front elevation. It has a ceiling light point and plumbing for a radiator.



External Details

At the front of the property, there is on street parking. At the rear, there is a fenced and walled patio garden area, perfect for outdoor entertaining.

Tenure

The vendor is unsure on the tenure, this is to be confirmed by the solicitors.

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Directions

