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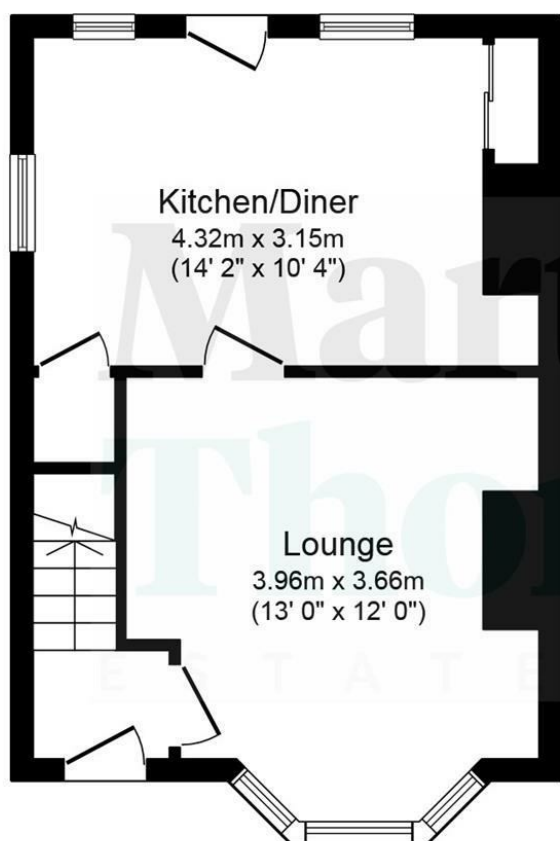
Thornfield Road, Lockwood Huddersfield,

Offers over £160,000

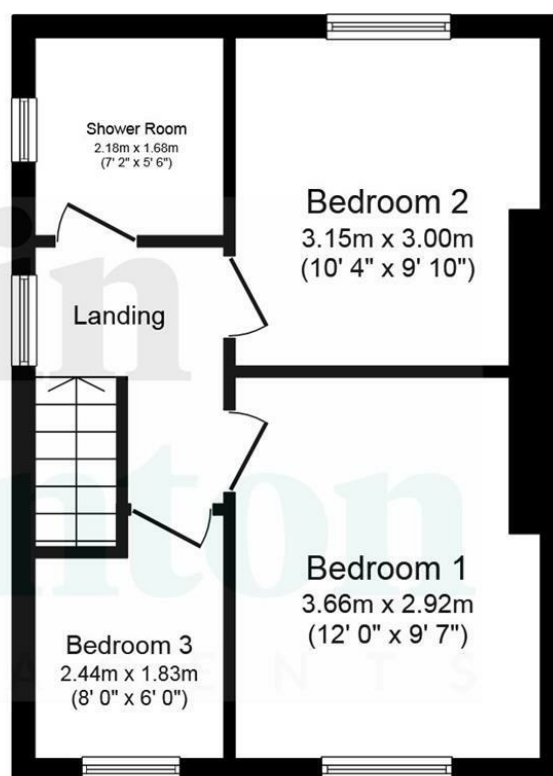
Arlington House is a stone built three-bedroom end of terrace house in a block of three with an enclosed south-easterly facing garden just around the corner from Beaumont Park. The property has a well-appointed interior and is in a most convenient and highly accessible location. The accommodation comprises an entrance lobby, living room with bay window and exposed floorboards and rear dining kitchen with integrated appliances. On the first floor are three bedrooms and a stylish shower room. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, there are enclosed gardens, the rear with lawns, paved seating areas, fruit trees and perimeter fencing. An early inspection is advised to appreciate the position, presentation and accommodation on offer.

**Thornfield Road, Lockwood
Huddersfield,**

Floorplan



Ground Floor



First Floor

Total floor area 68.0 m² (732 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Thornfield Road, Lockwood Huddersfield,

Details



Entrance Lobby

An external uPVC door with opaque glazed panels gives access to the entrance lobby which has recently undergone a makeover with stylish grey carpeting and neutral décor. The initial area has a robust matting-style carpet and an internal panelled door leads into the living room.

Living Room

This good-sized principal reception room is positioned at the front of the property. The floorboards have been exposed and there is a bay window with uPVC glazing overlooking the garden. The focal point of the room is a marble fireplace with matching inlay and hearth, home to a coal-effect living flame gas fire. There is plenty of room for furniture along with coving to the ceiling and a radiator. A panelled and glazed door gives access into the dining kitchen.



Dining Kitchen

This light and bright room is positioned at the rear of the property and has a dual aspect with rear and side uPVC windows. The kitchen section has wall cupboards and base units with brick-style splashbacks and a stainless steel sink with a contemporary mixer tap. Integrated appliances include a two-ring ceramic hob and a fan oven, slimline dishwasher and washing machine. The dining area has floor-to-ceiling storage incorporating drawers and cupboards. There is also a useful pantry/under stairs storage cupboard. The room has space for a good-sized formal dining suite, there is ceiling downlighting and a radiator. Concealed in this room is the boiler for the central heating system. An external uPVC glazed door leads out into the enclosed garden.



First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing where there is an opaque side uPVC window. The first floor accommodation has been updated in recent times with neutral décor and grey carpeting along with new internal doors.

Thornfield Road, Lockwood Huddersfield,

Details



Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC window. There is plenty of room for fitted or freestanding furniture and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and the uPVC window enjoys a south-easterly aspect. There is a useful storage cupboard and a radiator.



Bedroom Three

This single bedroom is positioned at the front of the property and has a uPVC window.

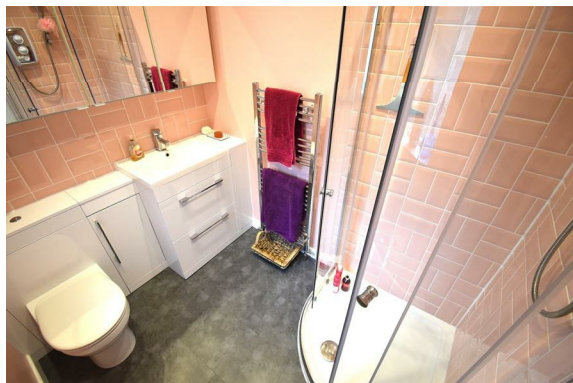
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Shower Room

The shower room has been recently updated and has a quadrant-style corner shower cubicle with a Triton independent shower. There is a rectangular hand basin with storage cupboards below and a low-level WC with a concealed cistern. The room has brick-style tiling and mirror fronted cupboards along with ceiling downlighting, an opaque side uPVC window and an upright chrome ladder-style radiator.



External Details

The property has a perimeter wall with trellis-style fencing and stone gateposts with a metal entrance gate leading to the pathway. The pathway continues around the left hand side of the property giving access to the garden. In front of the house, there are planted beds, borders and a lawned area. The rear garden enjoys a south-easterly aspect and can be a real sun trap. There is a shed along with external lighting and water. The paved seating area enjoys a good amount of privacy and has a central flagged pathway with lawns on either side and planted beds and borders. There is also a lawned area towards the end of the garden with fruit trees and the garden itself is enclosed by perimeter fencing.



Tenure

The vendor has informed us that the property is Freehold.

Thornfield Road, Lockwood Huddersfield,

Directions

