

# Chapters



10 GREENHEAD LANE  
HUDDERSFIELD

£200,000  
FREEHOLD

Welcome to this charming mid-terrace house located on Greenhead Lane in Huddersfield. This spacious family home offers a perfect blend of comfort and modern living, making it an ideal choice for families or those seeking extra space. On the ground floor you will find a generous living room that provides a warm and inviting atmosphere which then leads to the open-plan kitchen diner which is a highlight of the property, designed to cater to both culinary enthusiasts and family gatherings. The adjoining conservatory adds an extra dimension to the living space, allowing for an abundance of natural light and a seamless connection to the outdoors. The property boasts three well-proportioned double bedrooms and the house bathroom is conveniently located, alongside a downstairs WC for added convenience. The master bedroom also features an en-suite bathroom. Outside, you will find off-road parking and the enclosed garden offers a safe and private space for children to play or for adults to enjoy outdoor activities and gatherings. This delightful home on Greenhead Lane is not only well-appointed but also conveniently located, making it a fantastic opportunity for those looking to settle in Huddersfield. With its spacious layout and modern amenities, this property is sure to impress. Do not miss the chance to make this lovely house your new home.



• TERRACE PROPERTY • THREE BEDROOMS • LIVING ROOM • MODERN FITTED KITCHEN  
DINING ROOM

### Entrance

Access via a Upvc door into the hallway with radiator, staircase leading to the first floor landing door to WC and further door to:

### Living Room

A spacious living room with multi fuel burning stove fire, double glazed window to the front of the property, shelving for storage set into the alcove, radiator and opening to:

### Kitchen Dining Room

The kitchen has matching wall and base units along with complimentary work surfaces incorporating a sink and drainer. Integrated appliances include double oven, microwave, hot plate and gas hob. There is plumbing for a washing machine and dishwasher. Double glazed window to the rear, space for a dining table and double doors to:

### Conservatory

Double glazed windows to two sides, glass roof and doors leading to the rear garden.

### WC

WC, wash basin set to a vanity and door leading to under stair storage.

### First Floor Landing

Double glazed window to the front, radiator and staircase to the second floor

### Bedroom One

Double glazed window to the rear, radiator and feature fireplace.

### Bedroom Two

Double glazed window to the front, fitted wardrobes radiator and feature fireplace.

### Bathroom

Comprising of WC, wash basin and double shower cubical. Frosted double glazed window, radiator and tiled flooring.

### Second Floor

#### Bedroom Three

Large attic room with velux window, radiator, under eave storage and opening to:

#### En-Suite

With wash basin and whirlpool bath with jacuzzi jets, velux window and extractor fan.

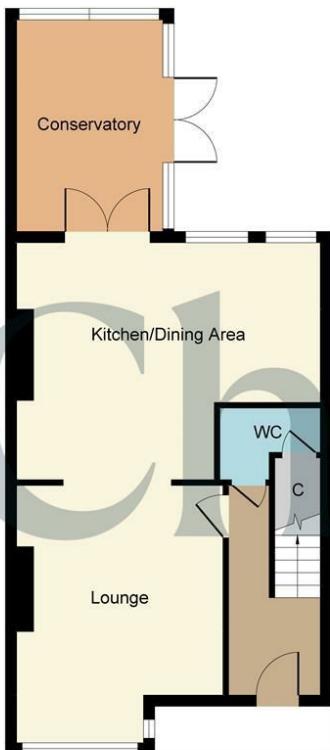
#### External

The property benefits from a driveway to the front of the property and to the rear there is a paved patio area and large lawn garden which has a shed to the rear and gated access to a footpath.

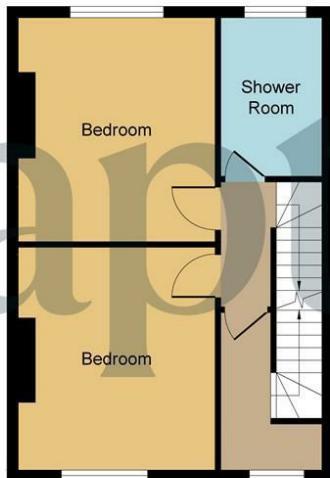


- CONSERVATORY • HOUSE BATHROOM, EN-SUITE AND WC • DRIVEWAY TO THE FRONT • ENCLOSED GARDEN TO THE REAR • NO ONWARD CHAIN

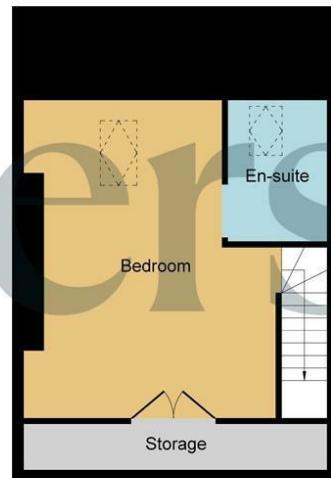




Ground Floor



First Floor

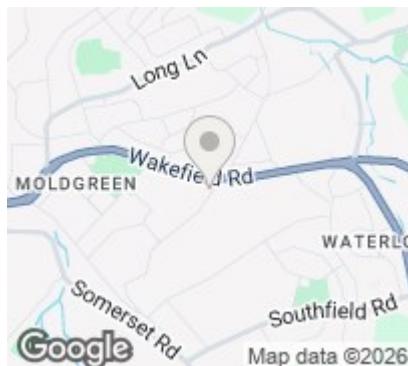


Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Chapters  
40 Wharf Street  
Sowerby Bridge  
HX6 2AE

01422 652 317  
[hello@chaptersgroup.co.uk](mailto:hello@chaptersgroup.co.uk)  
<https://chaptersgroup.co.uk/>

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