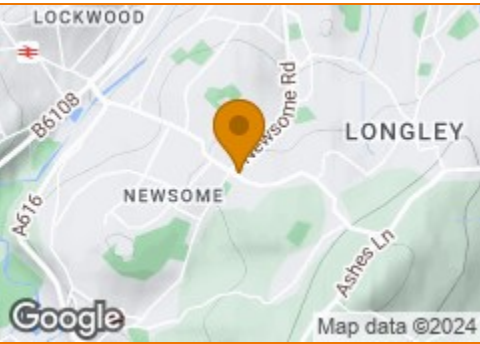


# BOULTONS

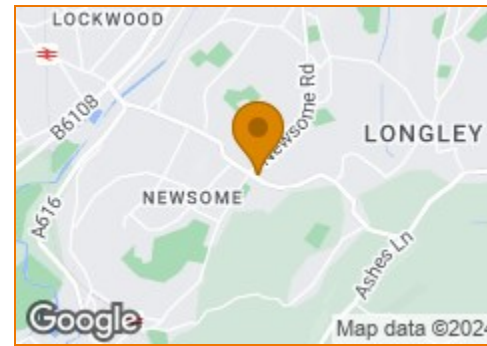
Terrain Map



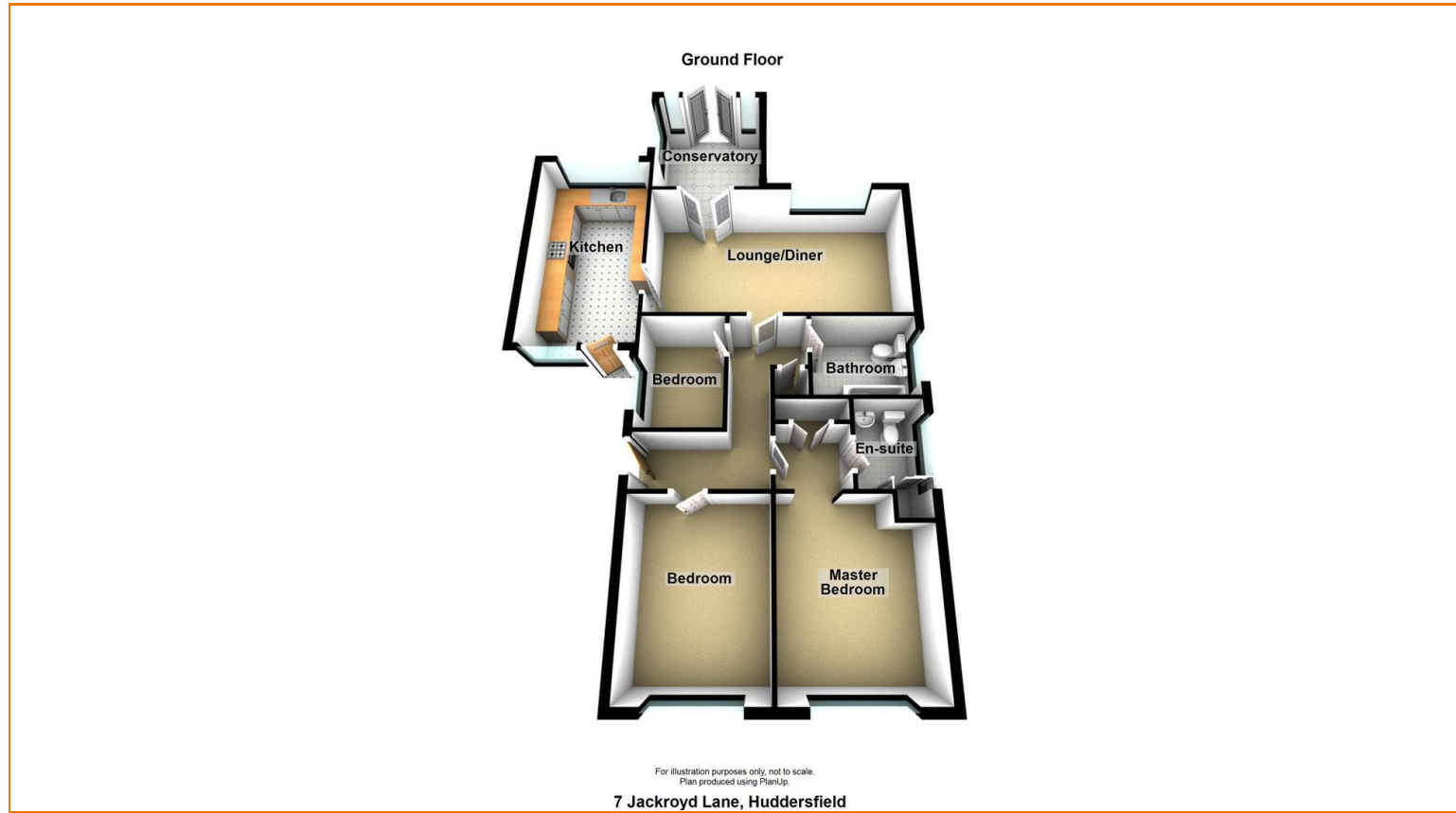
Hybrid Map



Terrain Map



Floor Plan

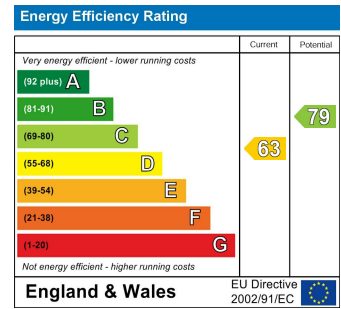


**Jackroyd Lane**  
Newsome, Huddersfield, HD4 6QU

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Offers Around £249,995



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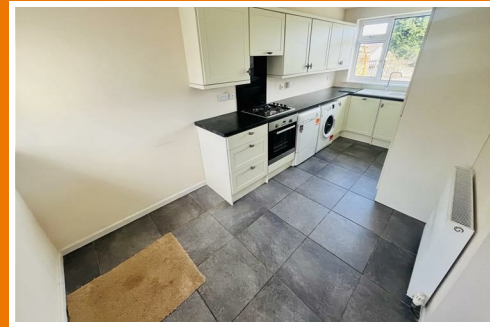
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# Jackroyd Lane

Newsome, Huddersfield, HD4 6QU

Offers Around £249,995



Nestled in the charming area of Jackroyd Lane, Newsome, Huddersfield, is this delightful detached bungalow offering an excellent blend of comfort and convenience. Boasting two reception rooms, three bedrooms, 2 bath/shower rooms and a conservatory, this property provides ample space for relaxation and entertainment.

Situated near a quaint church and local shops, this home offers the perfect balance between tranquillity and accessibility. The absence of an onward chain means a smooth transition for the new owners, making the purchasing process hassle-free.

The proximity to the picturesque countryside around Castle Hill provides endless opportunities for outdoor adventures and scenic walks. The property's conservatory extension and remodelling to create a separate kitchen dining kitchen add a modern touch while retaining a warm and inviting atmosphere for you to call home.

Don't miss out on the chance to own this detached true bungalow in a sought-after and very convenient location - book a viewing today and step into your future abode!

## ACCOMMODATION

### ALL ON THE GROUND FLOOR

#### HALLWAY

9'10" x 3'7"

With a central heating radiator and a uPVC double glazed front door.

#### CLOAKS CUPBOARD

13'1" x 3'3"

#### DINING KITCHEN

16'4" x 7'6"

Well fitted with a range of wall and base units, working surfaces incorporating a Belfast style sink with mixer tap over and a range of integrated appliances including a four ring gas hob with oven beneath and extractor canopy over, integrated dishwasher, fridge and freezer. Plumbing for a washing machine and provision for a drier. There are uPVC double glazed windows positioned to the front and rear elevation and there is a uPVC double glazed front door.

#### LOUNGE

19'8" x 10'5"

With a large uPVC double glazed window positioned to the rear elevation, central heating radiator. French doors lead through to the conservatory.

#### CONSERVATORY

8'4" x 7'6"

Part wall in construction and with uPVC double glazed windows and French doors leading out to the garden, central heating radiator and a tiled floor covering.

#### BEDROOM ONE

10'2" x 10'2"

With a large uPVC double glazed window to the front elevation, a central heating radiator and dressing area.

#### DRESSING AREA

3'11" x 2'7"

Plus the depth of the robe which is a double wardrobe.

#### EN SUITE

7'10" x 4'11"

Fitted with a three piece suite comprising shower, low flush wc and pedestal hand wash basin. Heated towel rail, tiled walls and floor and a uPVC double glazed window with privacy glass inset.

#### BEDROOM TWO

11'9" x 9'2"

With a uPVC double glazed window and a central heating radiator.

#### BEDROOM THREE

8'10" x 6'2"

With a uPVC double glazed window and a central heating radiator.

#### HOUSE BATHROOM

6'6" x 5'10"

Providing three piece suite to include: A panel bath with shower over and splashscreen, a pedestal hand wash basin and low flush wc, all in a modern white colour scheme. There are complementary tiled walls, linen cupboard, central heating radiator and a uPVC double glazed window with privacy glass inset.

#### OUTSIDE

There is an attractive, established and well stocked front garden. A driveway to the front and side of the property provides ample off-road parking and to the rear is a largely lawned and predominantly level garden with patio seating areas and a perimeter path.

#### COUNCIL TAX BAND C

#### TENURE

We've been informed the property is freehold, this should be checked during the conveyancing process.

