Martin Thornton
ESTATE AGENTS

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Lowergate, Paddock
Huddersfield,

Offers over £125,000

This stone built mid-terraced, four-bedroom property enjoys far reaching views from the front elevation. The property may prove suitable to a first time buyer looking to access the nearby M62 motorway network, or a buy-to-let investor. The property comprises an entrance hall, living room, kitchen and useful cellar. On the first floor, there are three bedrooms and a bathroom. There is also a useful attic room. Externally, there is a raised garden area to the front and a tiered garden with a patio to the rear.

Lowergate, Paddock
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Floorplan





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

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Details

Entrance Hall
A timber door with glazed inserts and overlight leads to the entrance hall, where there is a wall light point and access can be gained to the following rooms:

Living Room
This reception room is positioned at the front of the property and enjoys natural light via a uPVC double-glazed window. The focal point of the room is a timber fire surround with a marble hearth, home to a living flame gas fire. There is coving to the ceiling and a ceiling light point.



Kitchen Diner
Offering an open-plan aspect, the kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops, which extend to form a breakfast bar, and a stainless steel sink unit with a mixer tap. There is space for a freestanding oven, space for a fridge freezer and plumbing for a washing machine. A uPVC double-glazed window overlooks the rear garden and this area is home to the Vokera central heating boiler. The dining area has space for a table, coving to the ceiling and a ceiling light point. From here, a timber door gives access to the rear entrance.



Rear Entrance
A uPVC door provides access to the rear garden. There is a ceiling light point and a staircase rising to the first floor accommodation.

First Floor Landing
The landing has two ceiling light points and a useful storage cupboard with shelving, perfect for storing linen.

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Bedroom One
This double bedroom is positioned at the front of the property and the window provides a pleasant outlook. There are fitted wardrobes with hanging rails and shelving and a ceiling light point.



Bedroom Two
This double bedroom is positioned at the rear of the property and has a window overlooking the garden and a ceiling light point.



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Bathroom
The white suite comprises a shower cubicle, home to a mains fed shower, a pedestal hand wash basin with mixer tap and a low-level WC. There is vinyl style flooring, part panelling to the walls, a ceiling light point and an extractor fan. A uPVC window allows natural light from the rear elevation. Access can be gained to the loft space.



Bedroom Three/Study
This room, which is currently used for storage by the current owners, could be an ideal work from home study and has a window overlooking the front elevation.

Attic Room
From the first floor landing, a staircase gives access to the attic room. This double room has a Velux window, plenty of space for furniture and a ceiling light point.



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External Details

At the front of the property, there is a raised garden area with a pleasant outlook over the front elevation and beyond, a wrought iron access gate and steps leading up to the front door. At the rear of the property, there is a tiered garden with a patio area, perfect for outdoor entertaining.

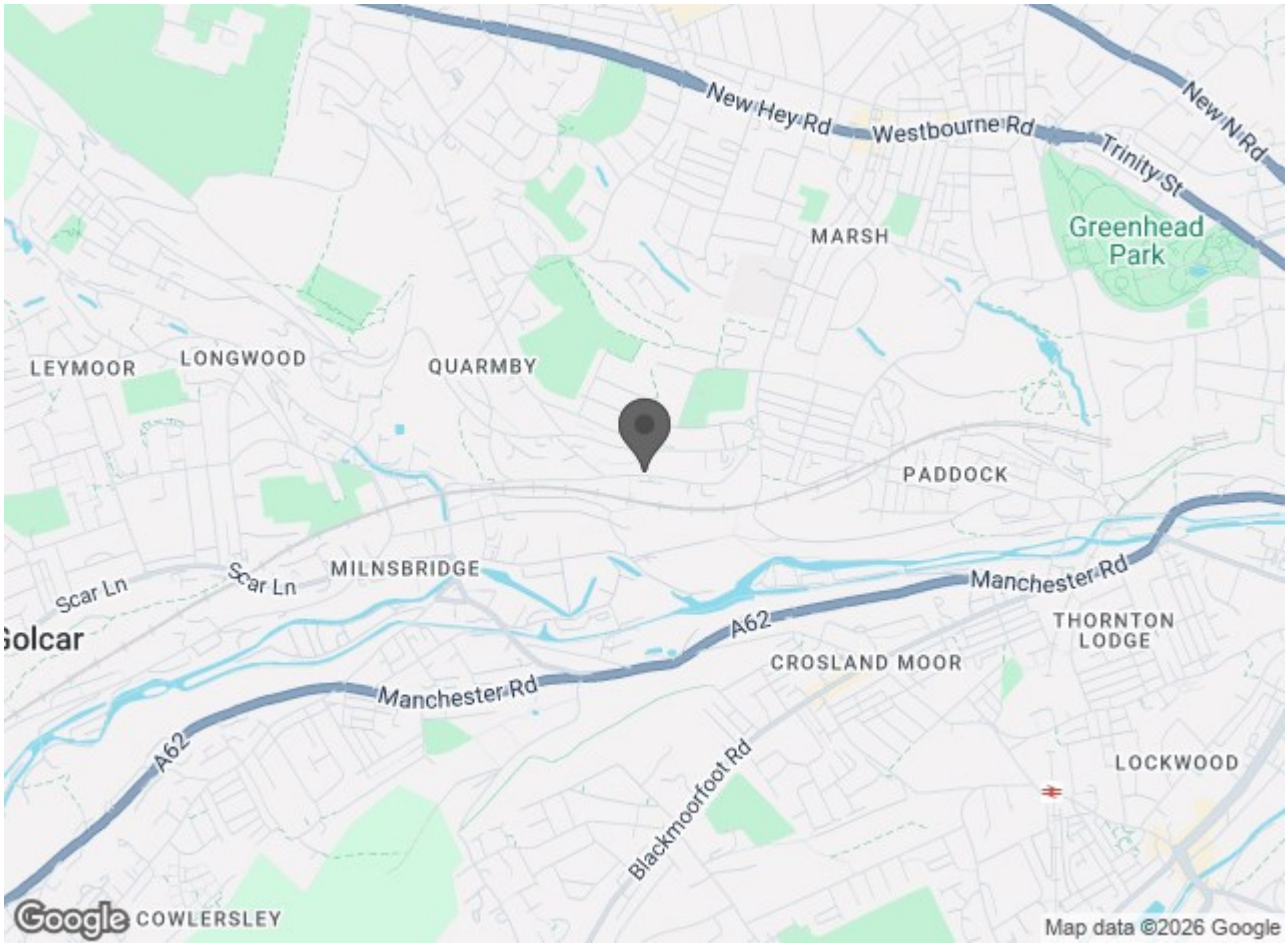


Tenure

The vendor has informed us that the property is Leasehold and we await further information.

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Directions



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