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**Lowerhouses Lane, Lowerhouses
Huddersfield, Yorkshire**

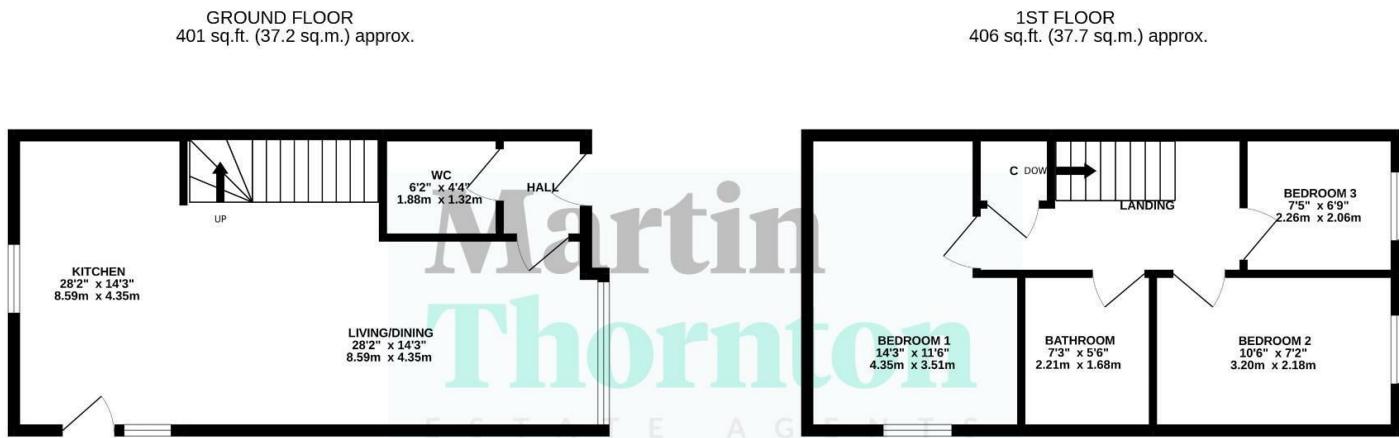
£900 Per month

A three-bedroom, mews style, inner terraced property with two parking spaces. Set back from the road and enjoying a courtyard style setting, the property is larger than it appears and is located only a short distance from the centre of Huddersfield with its array of amenities. Comprising entrance hall, downstairs WC, open-plan living/dining/kitchen area and, on the first floor, three bedrooms and a bathroom. The property has a gas fired central heating system and sealed unit double glazing. Externally, immediately in front of the property are two parking spaces, and to the rear, there is space to hang washing.

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Floorplan



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for guidance only and should be used as such by any prospective purchaser. 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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Details

Entrance Hall

An external timber door gives access to the entrance hall. A panelled door leads to the open-plan living/dining/kitchen area and a further panelled door leads to the downstairs WC. There is also a radiator.

Living/Dining/Kitchen Area



This spacious open plan room is best demonstrated by the photography and floor plan. Running the full width of the property, being particularly light and bright with sealed unit double glazed windows to three of the elevations. The kitchen area has wall cupboards, base units, working surfaces, part tiled surrounds and a one and a half bowl, stainless steel sink with single drainer. There is a four-ring gas hob with canopy style filter hood above and built-in oven, integrated fridge and freezer and space/plumbing for an automatic washer. Also integrated into the kitchen area is the boiler for the gas fired central heating system. As mentioned, the room is open plan and areas can be defined by use of furniture, such as a dining table which would link the living and kitchen areas together. There is a staircase with a storage cupboard beneath and the living area is positioned to the front of the room with a walk-in bay incorporating double glazed windows, along with a radiator.

First floor Landing

From the living/dining area, a staircase rises to the first floor landing which has access to loft space, a large useful storage cupboard over the bulkhead and a radiator.

Bedroom One



As the floor plan demonstrates, this room is L-shaped in nature, meaning it can accommodate a good amount of free standing or fitted furniture. There is a double glazed window to the side and a radiator.

Bedroom Two



This second bedroom can also accommodate a double bed and has double glazed windows and a radiator.



Details

Bedroom Three



This single bedroom would also make an ideal home office. Having a double glazed window, TV aerial point and a radiator.

Bathroom



Having a white, three-piece suite comprising a panelled bath with curved shower screen and mixer tap rising to shower head, pedestal wash hand basin with tiled splash-back and low level WC. There is an extractor fan and a radiator.

External Details

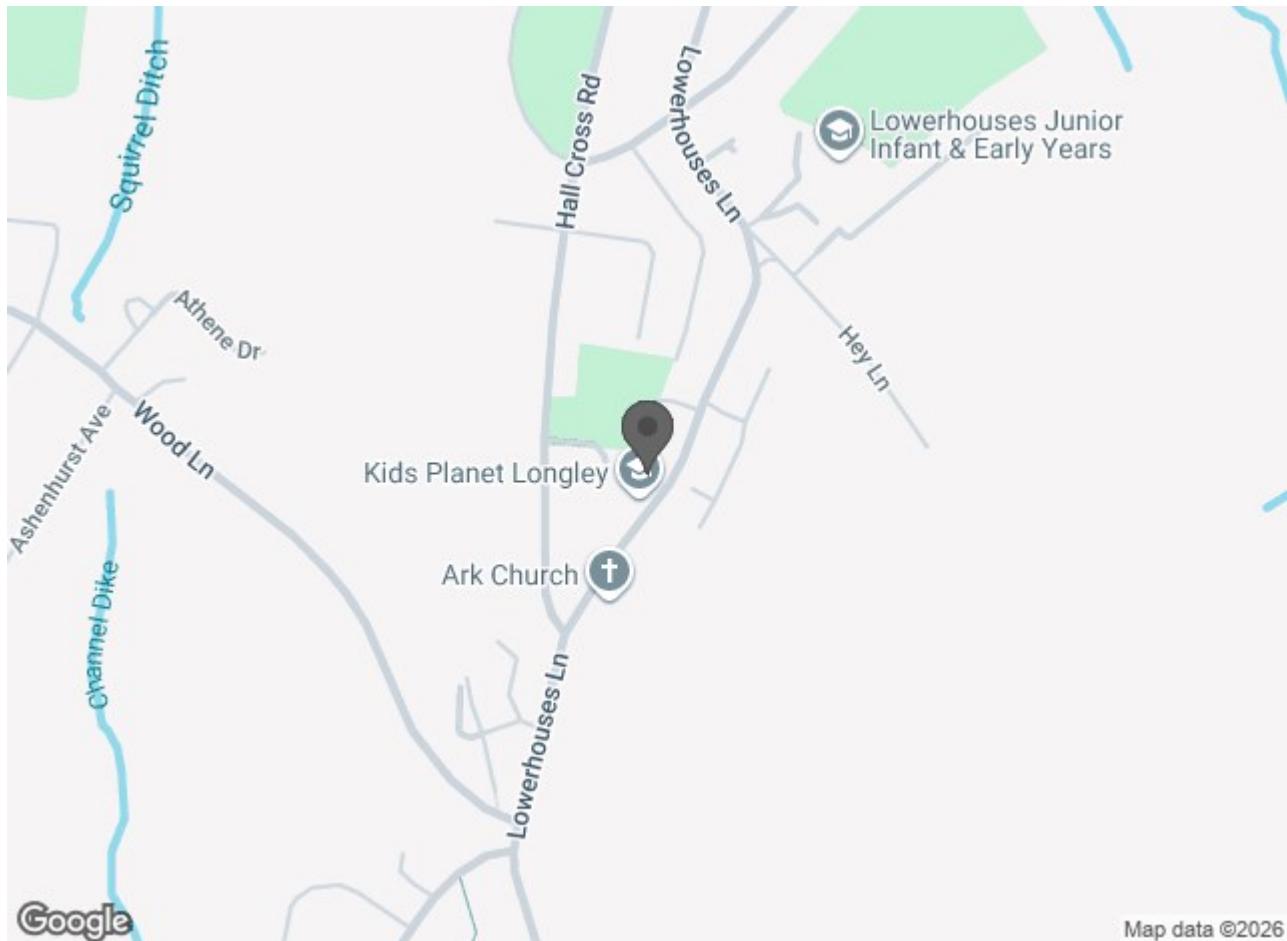
The property enjoys a courtyard mews style setting. There is vehicle access between properties 190 and 192 on Lowerhouses Lane, leading to the property's two parking spaces (one behind the other). From here, steps lead to a wide, flagged pathway ideal for tubs, pots and planters,

along with a flower bed. To the rear of the property there is a paved courtyard area. There is pedestrian access via a timber gate to the side of property 200a Lowerhouses Lane.

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Directions



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ESTATE AGENTS

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Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.