



Lowerhouses Lane, Huddersfield HD5 8JZ

welcome to

Lowerhouses Lane, Huddersfield

Perfect for first time buyers and young families. Spacious three bedroom stone built cottage within walking distance to Junior school, alongside additional workshop space and utility storage areas.



Agents Note - Right Of Way

There is an easement on the title. Your conveyancer can take the necessary steps to advise

Agents Note - Aml

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

12' 1" x 16' 6" (3.68m x 5.03m)

Kitchen

12' 7" x 6' 5" (3.84m x 1.96m)

Utility

8' 5" x 10' 10" (2.57m x 3.30m)

Bedroom One

8' 10" x 16' 9" (2.69m x 5.11m)

Bedroom Two

9' 6" x 13' (2.90m x 3.96m)

Bedroom Three

9' 1" x 6' 7" (2.77m x 2.01m)

Bathroom

External Workshop

19' 3" x 9' 4" (5.87m x 2.84m)



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- Larger than average bedrooms
- Additional utility space off kitchen
- Additional workshop space with full power in garden
- Walking distance to schools
- Great surrounding transport links

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers in the region of

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF119370 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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