



22 Milner Street, Lockwood, Huddersfield, HD1 3UH  
£95,000

bramleys



## NO UPPER CHAIN

Tucked away down this quiet side road, is this recently renovated and well presented rear back to back terrace. With an Energy Rating of C, the property provides an ideal purchase for a first time buyer or buy-to-let investor alike, offering accommodation ready to move into.

The property was refurbished throughout in 2023 to include a new boiler, PIR thermal insulated plasterboard and uPVC triple glazed windows. Recently the property has had a new roof (Sept 2025) and been re-decorated throughout with modern grey carpeting/laminate flooring. The accommodation briefly comprises:- entrance vestibule, open plan living kitchen area with integrated appliances, useful cellar providing additional storage, 2 bedrooms (1 double, 1 comfortable single) and 3 piece bathroom with panelled walls. Externally there is a gated garden area with access to a stone outbuilding/workshop, which has internal power and provides useful additional storage.

Situated in the popular residential area of Lockwood, which has a good selection of amenities. Ensuring that daily necessities are within reach and for those who commute, Lockwood railway station is also close by, enhancing connectivity to surrounding areas. Whilst also being approximately 1 mile from Huddersfield town centre, where further amenities can be found, as well as access to the M62 motorway network.

In early viewing is recommended to appreciate the potential this property has to offer.



## GROUND FLOOR:

A uPVC entrance door gives access to the entrance vestibule.

### Entrance Vestibule

Having a central heating radiator and a staircase rising to the first floor. An internal door leads into the open plan living kitchen.

### Open Plan Living Kitchen

14'7" x 14'10" min / 17'11" max (4.45m x 4.52m min / 5.46m max)

This light and airy open plan living space has ceiling spotlights, laminate flooring, a central heating radiator, large window to the front and fitted cupboard housing the central heating boiler. The kitchen area has a range of wall and base units with working surfaces over, stainless steel sink unit, integrated appliances include electric hob with extractor hood over, oven, microwave, fridge and freezer.

## LOWER GROUND FLOOR:

### Cellar

14'10 x 9'10 max (4.52m x 3.00m max)

This useful cellar space provides additional storage and has a window to the front. Also having a stone table, fusebox, power and lighting.

## FIRST FLOOR:

### Landing

The landing gives access to the loft via a hatch.

### Bedroom 1

10'9" x 10'5" (3.28m x 3.18m)

This double room has a central heating radiator and window to the front.



## Bedroom 2

7'1" x 7'4" max / 6'3" to bulkhead (2.18m x 2.26m max / 1.93m to bulkhead)

This single room has laminate flooring, bulkhead, a central heating radiator and a window to the front.

## Bathroom

This modern suite has panelled walls, wc, vanity sink unit and bath with overhead rainfall shower head and additional mixer tap hand shower attachment. The bathroom has an extractor fan and a chrome ladder style radiator.

## OUTSIDE:

The property is situated to the rear of number 24 via the passageway to the side. The rear garden is gated for additional security and houses a stone build outbuilding/workshop 8'6 x 8'0 which has internal power and lighting.

## BOUNDARIES & OWNERSHIPS:

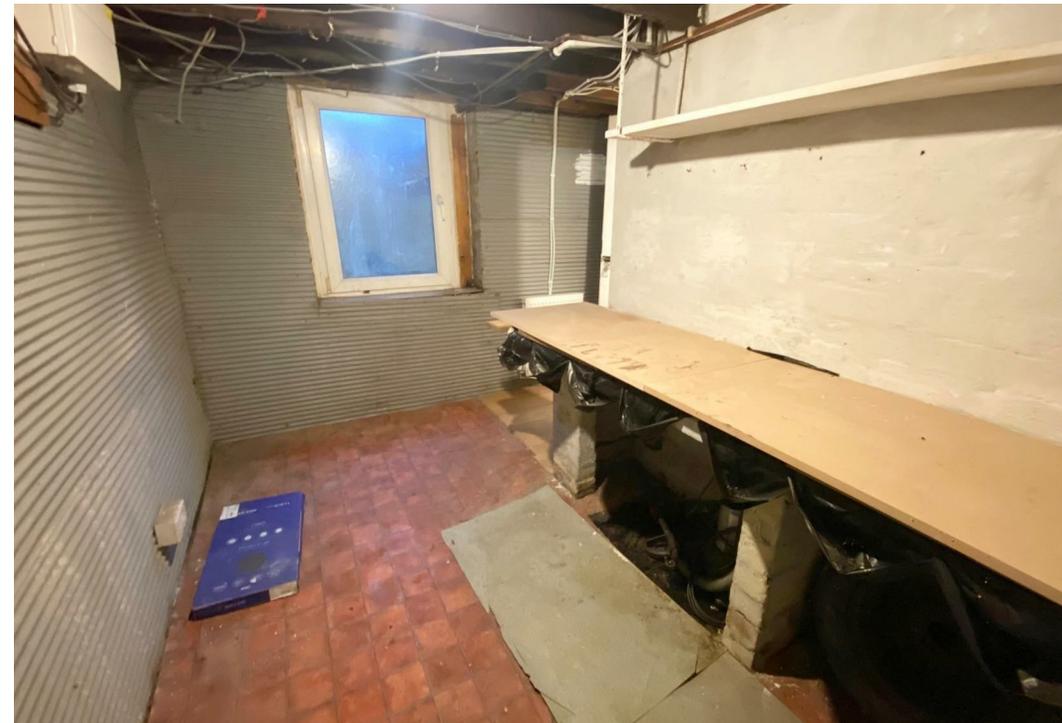
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) which then becomes Lockwood Road and proceed into Lockwood. At the traffic lights proceed straight ahead into Meltham Road. After a short distance turn right into Bentley Street, then second left into Milner Street. The subject property will be found on the right hand side to the rear of number 24.

## TENURE:

Freehold



**COUNCIL TAX BAND:**

A

**MORTGAGES:**

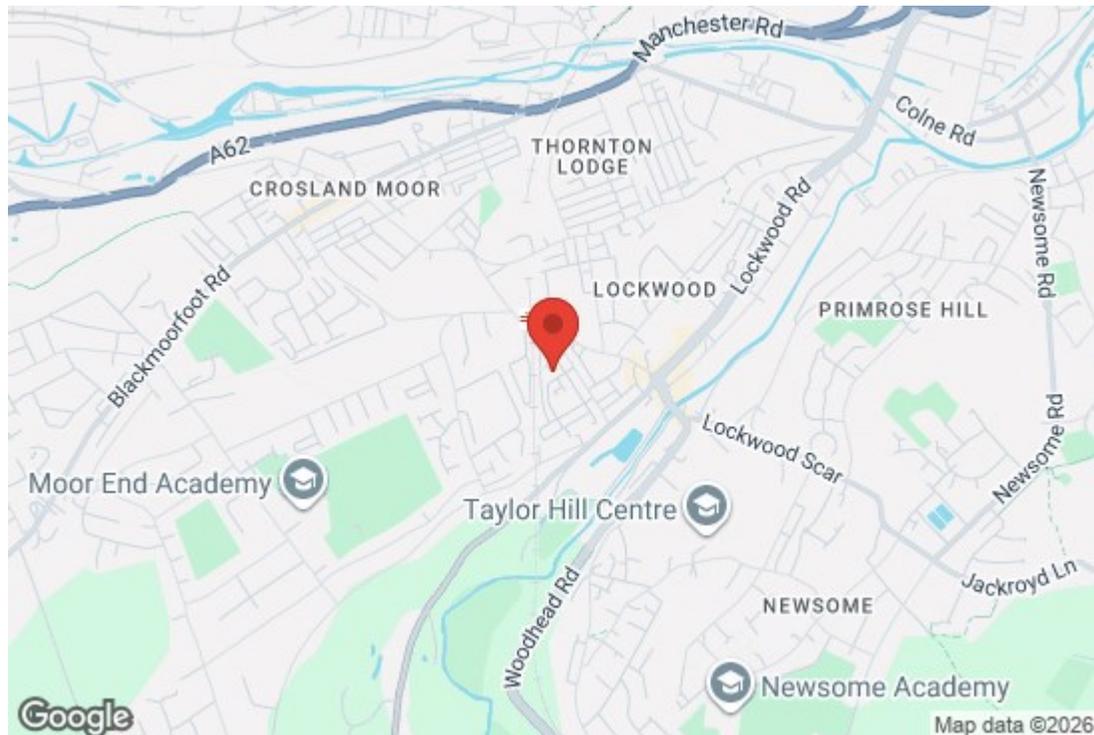
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**ONLINE CONVEYANCING SERVICES:**

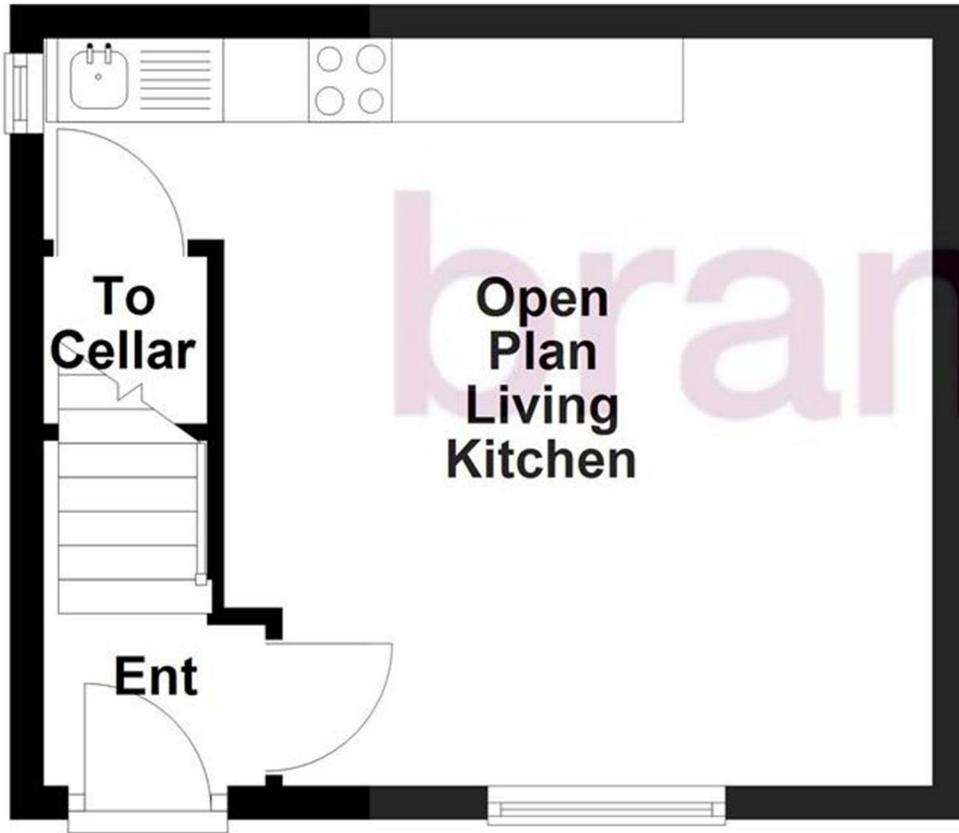
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

**VIEWINGS:**

Please call our office to book a viewing on 01484 530361.



# Ground Floor



# First Floor



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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