



Hey Lane, Lowerhouses Huddersfield HD5 8JY



welcome to

Hey Lane, Lowerhouses Huddersfield

An ideal first purchase with no chain, an immaculate semi-detached home set on a generous plot with private garden space, double bedrooms and a dining kitchen, with ample storage. Located close to Huddersfield town centre, schools and local amenities, whilst remaining in a peaceful spot.



Entrance Porch

With tiled flooring, double glazed windows overlooking the gardens and a gas central heated radiator.

Kitchen

12' 10" x 8' 3" (3.91m x 2.51m)

A modern fitted kitchen with a range of base and wall units and integral pantry with plumbing for the washing machine and fridge/freezer. With tiled flooring, two gas central heated radiators and a double glazed window overlooking the side of the property. The kitchen has a gas hob, an electric oven with an extractor hood over, laminate worktops and a sink with drainer.

Lounge

11' 4" into bay x 12' 11" (3.45m into bay x 3.94m)

A carpeted lounge with an electric fireplace and a double glazed bay window overlooking the front garden, warmed by a gas central heated radiator.

Landing

A carpeted landing with a loft hatch and warmed by a gas central heated radiator.

Bedroom One

12' 11" into recess x 11' 4" into bay (3.94m into recess x 3.45m into bay)

A carpeted master bedroom with a double glazed bay window overlooking the front, warmed by a gas central heated radiator.

Bedroom Two

11' 6" x 7' 1" (3.51m x 2.16m)

A carpeted second bedroom with a double glazed window overlooking the rear of the property and warmed by a gas central heated radiator.

Bathroom

The house bathroom with a white three-piece suite including a low-flush W/C, a pedestal sink and a bath with a shower over. The bathroom has tiled flooring and a double glazed window overlooking the rear, with a wall-mounted heated towel rail.

Front And Side Gardens

A well-maintained garden enclosed by box hedges with a paved patio area ideal for outdoor seating, rockery with established plants and outdoor power points.

Rear Garden

A paved rear garden with a wooden shed and rockery gardens.



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Hey Lane, Lowerhouses Huddersfield

- Peaceful yet convenient location
- Modern and immaculate throughout
- Generous plot size
- Schools within walking distance
- Available with no onward chain
- Spacious rooms throughout
- Idyllic first purchase
- Private garden space

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£160,000 - £170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF117455 - 0005

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