5 Meg Lane, Longwood, Huddersfield, HD3 4QP

£110,000

bramleys

Positioned in an elevated setting within the popular area of Longwood, and enjoying stunning far-reaching views to the front, this well-proportioned two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers and investors alike.

The accommodation boasts good-sized rooms throughout, providing comfortable and versatile living space. Externally, the property benefits from a patio area to the front—perfect for relaxing or enjoying the outlook.

Ideally situated close to a range of local amenities, reputable schools, and convenient commuter links, the property is well placed for both everyday living and travel.

Offered with vacant possession and no upper chain, this is a superb opportunity not to be missed.

GROUND FLOOR:

Enter the property via an external door into:-

Entrance Hall

Where there is a central heating radiator and stairs leading up to the first floor landing.

Living Room

15'1 x 11'9 max (4.60m x 3.58m max)

A lovely room boasting natural light via a double glazed window to the front elevation, enjoying far reaching views. There is a decorative mantel and surround and a central heating radiator.

Kitchen

14'10 x 4'9 (4.52m x 1.45m)

Comprising a range of shaker style wall, drawer and base units with laminate work surfaces and a stainless steel sink and drainer with tiling to the splashbacks. Integral appliances include a 4 ring gas hob with oven and extractor hood over. There is space and plumbing for a washing machine, dishwasher and space for a fridge/freezer. There is also a useful under stairs storage cupboard and a double glazed window to the rear elevation.

FIRST FLOOR:

Landing

With a useful storage cupboard and access to 2 bedrooms and the house bathroom.

Bedroom

15'1 x 8'1 (4.60m x 2.46m)

A good sized double bedroom having a central heating radiator and a double glazed window to the front elevation, with lovely views. The boiler is also found here.

Bedroom

14'10 x 5'3 (4.52m x 1.60m)

There is a central heating radiator, access to the loft via a loft hatch and a double glazed window to the rear elevation.

Bathroom

A 3 piece suit comprising a low flush WC, wash hand basin and a panelled bath with a showerhead attachment. There is a heated towel rail and a double glazed obscure window to the front elevation.

OUTSIDE:

Enjoying stunning far-reaching views, the property features a charming 2-tier flagged patio being perfect for alfresco dining and enclosed by a combination of hedging and fencing.

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 A62 Manchester Road and proceed for approximately 1 mile. At the traffic lights at Longroyd Bridge bear right onto Longroyd Lane. Proceed under the viaduct as the road becomes Church Street and continue straight ahead for approximately 1 mile. On reaching the roundabout at Paddock Head, take the second left onto Longwood Road and then first left after approximately 30 meters onto Lowergate. Take a right onto Meg Lane, where the property can be found immediately on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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.

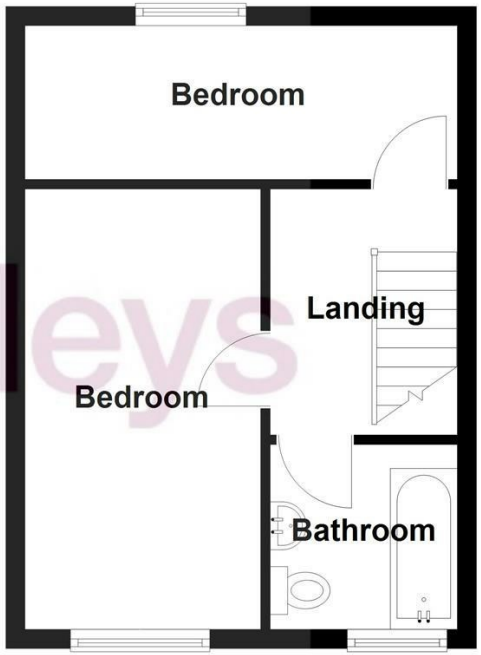
ONLINE CONVEYANCING SERVICES:

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.

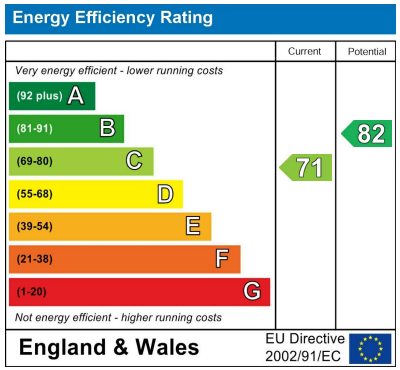
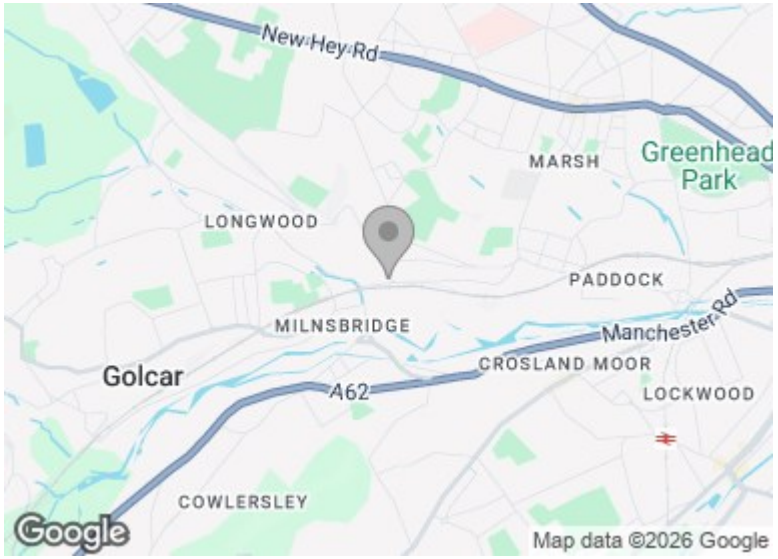
THE LIFE CYCLE OF A
LADY BIRD

Ground Floor

First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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