

martin-thornton.com
01484 508000



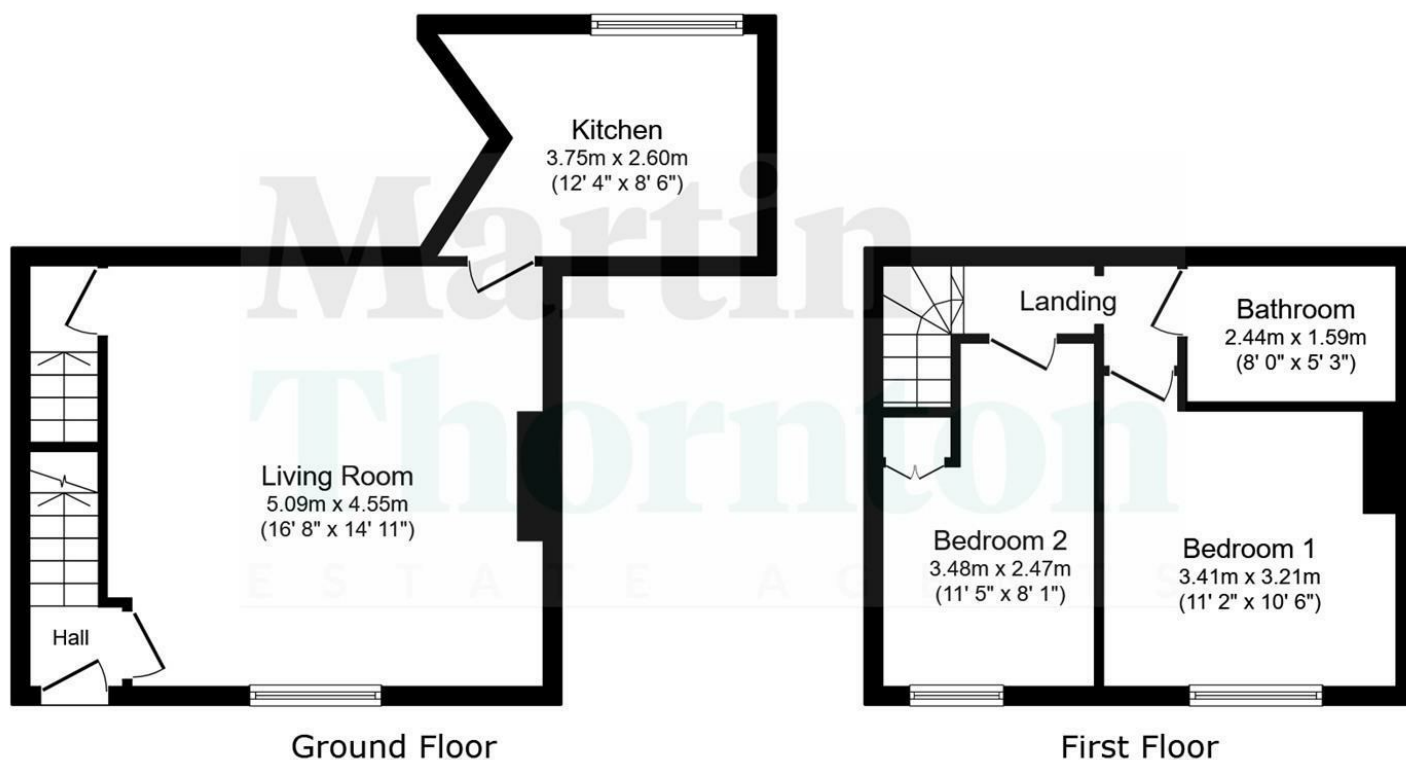
Scar Lane, Milnsbridge Huddersfield,

Offers over £130,000

This two-bedroom terraced property is located in this highly accessible and popular area, which would be an ideal first home, and is a short drive from the M62 motorway network. The accommodation comprises an entrance hall, living room with feature log burner and kitchen with some integrated appliances. On the first floor are two bedrooms and the house bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is a raised hardstanding in front of the property and on-street parking. At the rear, there is a flagged patio seating area, enjoying a southerly aspect.

Scar Lane, Milnsbridge
Huddersfield,

Floorplan



Total floor area: 67.3 sq.m. (725 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Scar Lane, Milnsbridge Huddersfield,

Details



Entrance Hall

A uPVC door with decorative inserts and a matching overhead panel opens to the entrance hall, where a staircase rises to the first floor accommodation. There are hanging hooks for coat storage, a ceiling light point and a decorative arch. Laminate style flooring runs throughout, which continues into the living room.

Living Room

This spacious reception room is positioned at the front of the property and has a large uPVC and double-glazed window. There is two central ceiling light point and a radiator. The focal point of the room is a log burner, set to a stone hearth with a brick surround. A staircase leads down to a useful cellar, which is perfect for storage and also houses the electric fuse board. A timber door gives access to the kitchen.



Kitchen

The kitchen is positioned at the rear of the property and has a range of modern high gloss wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink unit with a hose style, extendable tap. Integrated appliances include an oven, four-ring gas hob and overlying canopy style filter hood. There is space and plumbing for an automatic washing machine and space for a freestanding fridge. This room is home to the Worcester central heating boiler. The room has brick style tiled surrounds, a large uPVC and double-glazed window to the rear elevation, ceiling downlight points, tiling to the floor and a radiator. A uPVC gives access to the rear garden.



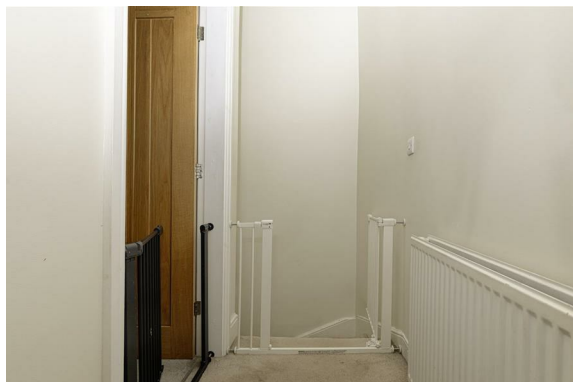
Scar Lane, Milnsbridge Huddersfield,

Details



First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, which has access to loft space, a radiator and a ceiling light point.



Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC and double-glazed window. It has plenty of space for fitted or freestanding furniture, a central ceiling light point and a radiator.



Scar Lane, Milnsbridge Huddersfield,

Details



House Bathroom

The bathroom has a white suite comprising a low-level WC, pedestal hand basin with twin taps and a panelled bath with a splash screen and a waterfall style shower fitting. There is tiling to the floor, appropriate tiling to the walls, a ceiling light point and a chrome ladder style heated towel rail.



Bedroom Two

This double bedroom is positioned at the front of the property and has a uPVC and double-glazed window. It has wardrobe with hanging rails and shelving over the bulkhead, a central ceiling light point and a radiator.



Scar Lane, Milnsbridge Huddersfield,

Details



External Details

At the front of the property, there is a raised stone hardstanding area and stone steps give access to the front door. There is on-street parking and up/down wall lighting. To the rear, there is a raised stone seating area, perfect for outdoor entertaining, and fenced and walled borders with shrubbery. Access can be gained to Britannia Road via a timber gate. There is outdoor up/down lighting, a water point and the rear of the property benefits from a southerly aspect.



Tenure

The vendor informs us that this property is Leasehold, we await further information.

Scar Lane, Milnsbridge Huddersfield,

Directions

