



Lumb Lane, Huddersfield, HD4 6SZ



welcome to

Lumb Lane, Huddersfield

Set in the idyllic Almondbury countryside is this grade II listed cottage with a fabulous garden, an integral garage and scope for cosmetic upgrades. Overlooking the rural landscape and ideal for those looking to settle in a peaceful location. Offered chain free. ****GUIDE PRICE £220,000 - £230,000****



Living Room

18' 3" x 12' 10" (5.56m x 3.91m)

A spacious carpeted lounge with an open fire and single glazed windows overlooking the front with secondary glazing installed internally.

Kitchen

12' 11" to cupboards x 6' 3" (3.94m to cupboards x 1.91m)

The kitchen has laminate flooring and has a pantry cupboard for additional storage. There is a gas cooker, a sink with a draining board, laminate worktops and a double glazed window overlooking the rear.

Conservatory

13' x 9' (3.96m x 2.74m)

With stone walls and laminate flooring.

Landing

A carpeted landing area with double glazed mullion windows overlooking the rear.

Bedroom 1

9' x 13' 2" (2.74m x 4.01m)

The carpeted first bedroom has an electric wall mounted radiator with integral wardrobes and single glazed mullion windows overlooking the front.

Bedroom 2

8' 10" x 13' into doorway recess (2.69m x 3.96m into doorway recess)

The second bedroom has carpeted flooring, single glazed mullion windows to the front, integral cupboards and an electric radiator.

Bathroom

The house bathroom has laminate flooring, an electric wall heater and double glazed mullion windows overlooking the rear. There is a three-piece suite including a low-flush W/C, a walk-in shower and a pedestal sink.

Integral Garage

A spacious garage, slightly larger than a single garage and ideal for a workshop or utility space with

plumbing for a washing machine and a tumble dryer. There is a skylight along with a sink, and the front garage door is electric.

Agents Note

There is further information available to interested parties relating to this property. Please contact the branch for details



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Lumb Lane, Huddersfield

- Stunning character property in the heart of Almondbury
- Rural, highly sought-after location
- Beautifully presented and well-established garden
- Integral garage
- Scope for cosmetic upgrades

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: B

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118342 - 0005

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