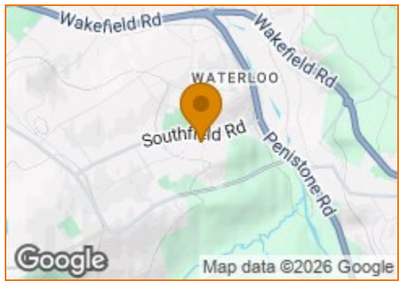
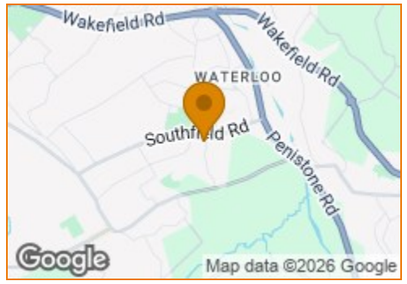
Terrain Map



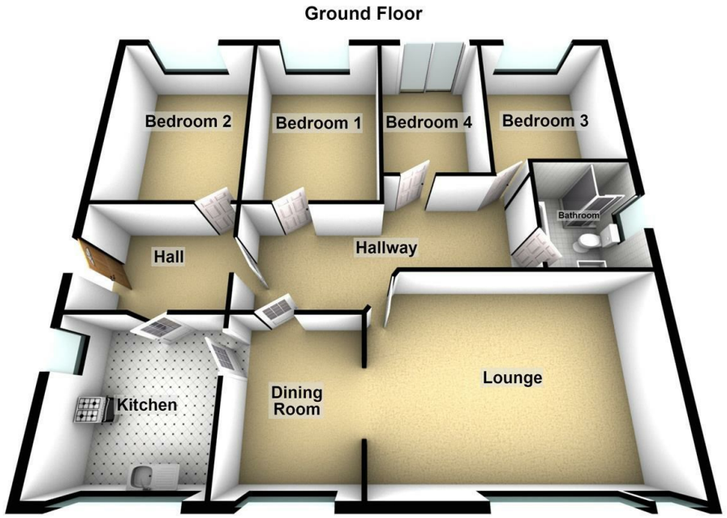
Hybrid Map



Terrain Map



Floor Plan



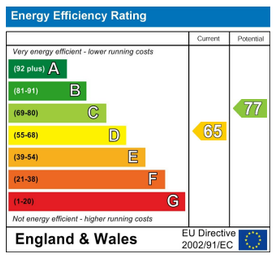
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

226 Fleminghouse Lane, Huddersfield

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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BOULTONS



Fleminghouse Lane

Almondbury, Huddersfield, HD5 8TY

Offers Around £375,000

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Fleminghouse Lane

Almondbury, Huddersfield, HD5 8TY

Offers Around £375,000





Located in this charming and popular area of Fleminghouse Lane, is this recently upgraded detached true bungalow which presents an exceptional opportunity for those seeking a comfortable and stylish home. Boasting three to four bedrooms, this property is perfect for downsizing or families looking for good living space, to accommodate guests or create a home office, with the floor area amounting to 1270 sq ft.

The bungalow is set against a picturesque wooded backdrop, providing an attractive environment that enhances the overall appeal of the location. The well-appointed interior has been thoughtfully designed to offer both functionality and modern living, ensuring that every corner of the home is utilised to its fullest potential.

In addition to its spacious living areas, the property features a double garage and a generous driveway, providing ample parking for residents and visitors alike. The convenience of having no onward chain makes this home even more attractive, allowing for a smoother and more hassle-free transition for the new owners.

This delightful property with its prime location and modern upgrades, it is a must-see for anyone looking for a “move in ready” bungalow. Don’t miss the chance to make this lovely property your new home.

ACCOMMODATION

GROUND FLOOR

VESTIBULE
7'6" x 3'11"
Accessed via a uPVC double glazed front door and having a large, useful cloaks storage area. Central heating radiator and decorative dado rail.

LOUNGE
16'8" x 13'5"
The focal point for the room is an attractive traditionally styled fire and surround, there are good levels of natural light via the uPVC double glazed window positioned to the front elevation and you will also find a central heating radiator and borrowed light from the semi open plan design leading to the dining room.

DINING ROOM
10'9" x 10'9"
Enjoying the aforementioned easy access and borrowed light from the lounge via the open plan design, further complemented by a large uPVC double glazed picture window positioned to the front elevation. Central heating radiator.

KITCHEN
10'5" x 10'2"
Fitted with a range of modern wall and base units with complementary workings surfaces in a contrasting colour scheme which incorporated a one and a half bowl stainless steel inset sink unit with mixer tap. The kitchen is further equipped with an induction hob, fitted double oven with stainless steel splashback and extractor canopy over, integrated fridge and freezer, and plumbing for a washing machine. There are tiled splashbacks around the preparation areas and concealed within one of the units is a Baxi combination boiler. There is a uPVC double glazed window to the front elevation.

BEDROOM 1
13'9" x 11'5"
Recently decorated and with a new carpet, central heating radiator and a uPVC double glazed window which overlooks the rear garden and beyond towards the wooded aspect.

BEDROOM 2
11'5" x 9'10"
Also recently decorated with a new carpet, a uPVC double glazed window is positioned to the rear elevation taking in the aforementioned views, central heating radiator.

BEDROOM 3
9'10" x 6'6" plus entrance
Also positioned to the rear and newly decorated and with new floor covering, uPVC double glazed window to the rear elevation, central heating radiator.

HOME OFFICE/BEDROOM 4
11'9" x 7'10"
With sliding patio doors leading to the exterior of the property, central heating radiator. Also benefitting from newly fitted carpet and new decor.

HOUSE BATHROOM
7'10" x 6'10"
Fitted with a contemporary four piece comprising panel bath, corner shower with main rainfall shower head and hand held shower attachment, low flush wc, hand wash basin with mixer tap. There are complementary tiled walls, heated towel rail and a uPVC double glazed window with privacy glass inset.

OUTSIDE - FRONT
The garden to the front is largely laid to lawn with well stocked and established flower beds. There is a large driveway to the side of the property which leads to the twin garage.

GARAGE 1
21'11" x 8'6"
With a convenience door leading to the rear garden, central heating radiator.

GARAGE 2
20'4" x 7'6"
Both garages have independent single access doors, power and light

REAR GARDEN
An attractive garden area with seating and a pleasant wooded aspect beyond the curtilage. There are a number of raised beds and there is a good degree of privacy.

COUNCIL TAX. BAND D.

TENURE
We understand the property is a freehold arrangement with the previous owners having purchased the lease agreement which was 999 years from 1970 at £15.00 P.A. We also understand that a small section of land is still retain on a leasehold basis with annual ground rent of £43.44p paid annual. This should be checked during the conveyancing process.

