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## New Hey Road, Outlane Huddersfield,

**Offers over £200,000**

BEST AND FINAL OFFERS OVER £200,000 ARE INVITED ON THIS PROPERTY BY 12 NOON TUESDAY 5TH MAY 2026

### OPEN TO VIEW DATES:

TUESDAY 7TH APRIL 10:45-11:15  
SUNDAY 19TH APRIL 14:30-15:00  
SUNDAY 26TH APRIL 10:00-10:30  
SUNDAY 3RD MAY 13:45-14:15

This two double bedroom, semi-detached bungalow is located to the popular residential area of Outlane and sits on a generously sized plot. It would be ideal for those requiring accommodation on one level. The property requires a full programme of modernisation and offers an excellent investment opportunity, with significant potential. The accommodation comprises a spacious entrance hall, two double bedrooms,

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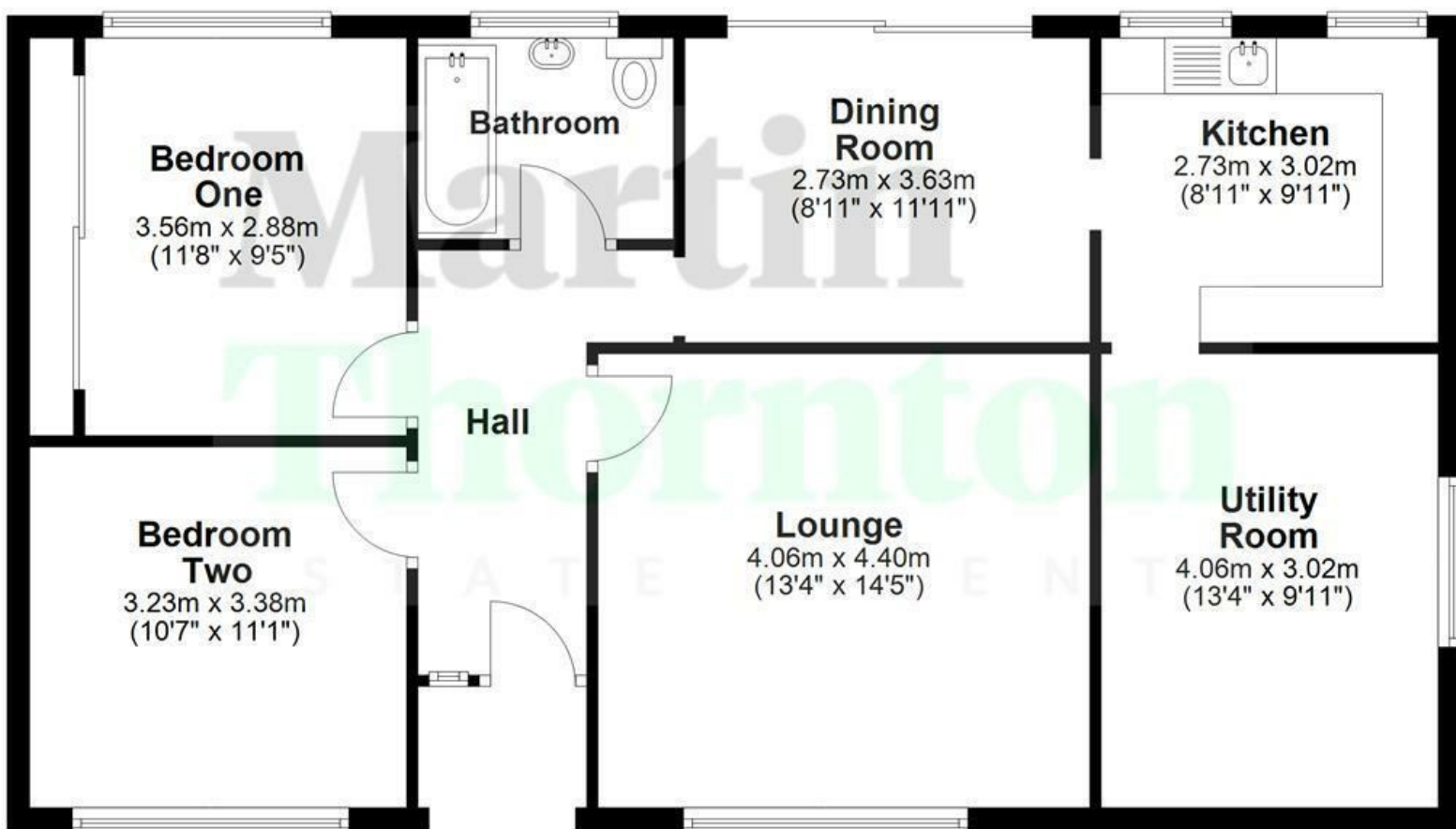
## **New Hey Road, Outlane Huddersfield,**

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bathroom, living room, dining room, kitchen and former garage/utility. The property also has an attic room, which could be an additional bedroom, subject to the relevant Building Regulations and Planning Permission. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, at the front of the property, a tarmac driveway provides off-road parking. At the rear, there is a beautiful lawned garden with sitting areas, ideal for outdoor entertaining.



### Ground Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# New Hey Road, Outlane Huddersfield,

## Details



### Entrance Hall

At the front of the property, a covered arched entranceway with lighting leads to a uPVC door with decorative double-glazed inserts and a matching side panel. This opens to the entrance hall, where there is a radiator, coving to the ceiling and ceiling light points. Access can be gained to the loft space. A timber door with a glazed insert opens to the living room.



### Loft Area

This has the potential for a double bedroom with an en suite to be created, subject to necessary Building Regulations and Planning Permission. It has a ceiling light point and a window providing natural light.



# New Hey Road, Outlane Huddersfield,

## Details



### Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops and an inset stainless steel sink unit with a mixer tap. There is plumbing for an automatic washing machine, space for a cooker, space for a dishwasher and space for a fridge freezer. The room has decorative tiled surrounds, two uPVC windows to the rear elevation and a ceiling light point. An archway gives access to the former utility room.



### Living Room

This reception room is located to the front of the property and has a large uPVC double-glazed window. There is coving to the ceiling and wall light points. The focal point of the room is a timber fire surround with a marble hearth, home to a gas fire.



### Dining Room

This room has sliding uPVC double-glazed patio doors providing access to the rear garden. It has two wall light points, a ceiling light point and a radiator. Two steps give access to the kitchen.



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### Bedroom One

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. It has fitted mirror-door wardrobes, coving to the ceiling, a ceiling light point and a radiator.



### Bedroom Two

This good-sized double bedroom has a similar outlook to the living room via a uPVC double-glazed window to the front elevation. It has coving to the ceiling, a ceiling light point and a radiator.



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### House Bathroom

The bathroom has a white suite comprising a panelled bath with contemporary style twin taps rising to a shower head, a pedestal hand basin with twin taps and a low-level WC. There is appropriate tiling to the walls, an extractor fan, a ceiling light point and a radiator. A uPVC double-glazed window is set to the rear elevation.



### Former Garage/Utility

There is exposed brickwork to one wall and a uPVC window providing natural light from the side elevation. This room is home to the Ideal central heating boiler. It has potential to be incorporated into the kitchen or used as a utility room, etc., subject to Building Regulations and Planning Consent.



# New Hey Road, Outlane Huddersfield,

## Details



### External Details

At the front of the property, there is a tarmac driveway providing off-road parking and a raised, lawned garden area with walled boundaries. A flagged patio gives access down the side of the property to the rear. The rear garden has a lovely enclosed patio area, perfect for outdoor entertaining, and a further lawn with walled and fenced boundaries.



### Tenure

The vendor informs us that the property is Freehold

# New Hey Road, Outlane Huddersfield, Directions

