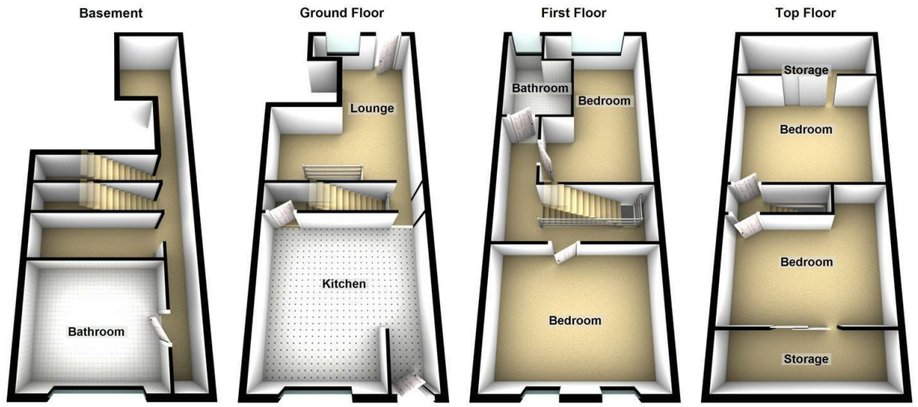
## Terrain Map

## Hybrid Map

## Terrain Map

## Floor Plan



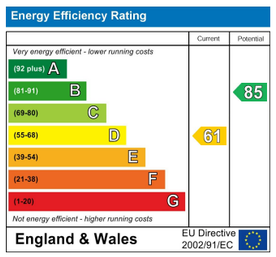

For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

**110 Lowergate, 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

# Lowergate

Paddock, Huddersfield, HD3 4EP

**Offers Over £145,000**

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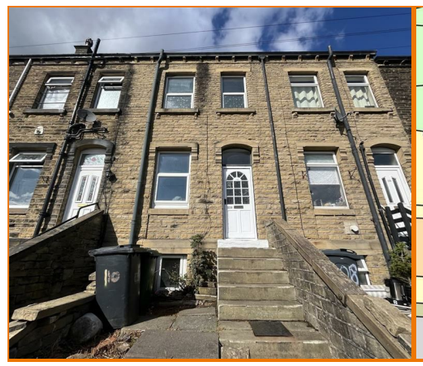

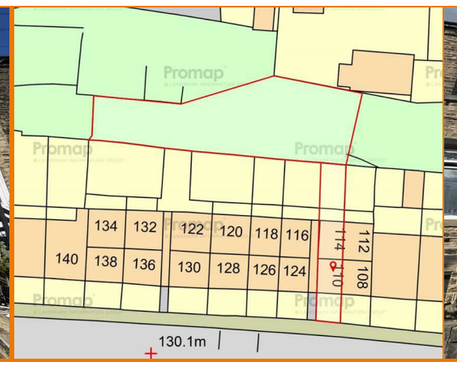

# Lowergate

Paddock, Huddersfield, HD3 4EP

## Offers Over £145,000

***NEWLY UPGRADED FOR SALE***NO ONWARD SALE***COMPETITIVE PRICE***

This attractive four-bedroom mid-terrace house offers a blend of modern living, traditional appeal and convenience. Spanning four floors, the property has been newly decorated and tidied up for sale, making it an inviting space to move in as is now and make your own mark on over time.

The four well-proportioned bedrooms provide ample space, catering to the needs of a growing family or those seeking extra room for guests or a home office.

Additionally, an added bonus is the parcel of land at the rear, previously used as a dog run, which presents an excellent opportunity for outdoor enjoyment or potential landscaping projects.

Situated in a handy position, this home is conveniently close to the amenities of Milnsbridge and Paddock, offering easy access to shops, schools, and is also well placed for access to the M62. This prime location enhances the appeal of the property, making it an ideal choice for those who value both comfort and accessibility.

Offered with no onward chain and a competitive price designed to attract a prompt sale, this mid-terrace house is a rare find in the current market. Whether you are looking to invest or find your next family home, this property is well worth a visit. Don’t miss the chance to make it your own.

### ACCOMMODATION

### GROUND FLOOR

### BREAKFAST KITCHEN
13'6" x 12'5"

The measurements include an entrance lobby which gives passage through to the breakfast kitchen. Fitted with a range of base and wall units in a beech style with complementary working surfaces which incorporate a one and a half bowl sink with mixer tap and a four ring electric hob. The kitchen also has a fitted oven, a decorative feature fireplace, raised breakfast bar, tiled splashbacks around the preparation areas and a central heating radiator. A short flight of steps rises up to the lounge and dining areas at the rear. An internal door leads to the cellar head with steps descending to the keeping cellars.

### LOUNGE/DINER
13'7" max (8'4" min) x 15'1"

Large enough to incorporate a dining area next to the large chimney breast, central heating radiator and a uPVC double glazed window positioned to the rear elevation. A traditionally styled, single glazed rear door gives access to the exterior of the property.

### LOWER GROUND FLOOR

### PANTRY
6'4" x 4'2"

With water laid on.

### BATHROOM
8' x 7'1"

Fitted with a 3 piece white suite.

### KEEPING CELLAR
10" x 6" (overall)

A useful additional storage area.

### FIRST FLOOR

### BEDROOM 1, front
10'9" to the robe x 10'2"

Having two a uPVC double glazed windows to the front elevation, a central heating radiator and sliding floor to ceiling robes which provide a range of hanging and shelving.

### BEDROOM 2, rear
15'1" x 8'8" max (7'0" min)

With a a uPVC double glazed window to the rear elevation and a central heating radiator.

### BATHROOM
12'1" x 6'1" max

Fitted with a four piece suite comprising shower cubicle with part tiled splashbacks, low flush wc, vanity hand wash basin and panel bath, also with tiled splashbacks behind the bath and sink area. There is a central heating radiator and a uPVC double glazed window with privacy glass inset.

### LANDING AREA

With staircase up to the second floor accommodation.

### SECOND FLOOR

### BEDROOM 3
13'5" x 10'4" max (7'8" min)

With a Velux skylight positioned to the front roof slope, eaves storage and a central heating radiator.

### BEDROOM 4
13'5" max (11'8" min) x 10'7"

Natural light is provided via the Velux skylight positioned to the rear roof slope, central heating radiator, eaves storage and additional cupboard with traditionally styled woodwork.

### OUTSIDE

To the front is a small and easily manged garden. To the rear are terraced gardens and beyond that is a former "dog run" in an elevated plateau area. Please see indicative plans enclosed within these particulars.

### TENURE

The house is long leasehold and the rear elevated garden area is freehold.

### COUNCIL TAX. BAND A

### AGENTS NOTES

Please be aware that the sale is of two titles namely the freehold title WYK 549521 described as the "dog run" which is at the rear of title number WYK460377 which we understand to be a 999 year lease from 1st November 1882 and described here as the main residence know as 110 Lowergate. Please use your conveyancing solicitors expertise to confirm the position during the purchase. We are also informed that there has been no approach from the landlord to collect the annual ground rent during our vendors ownership.