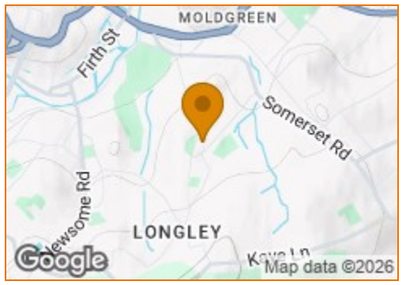
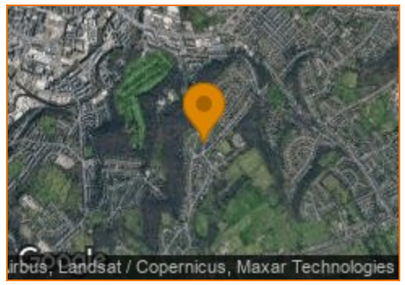
BOULTONS

Terrain Map



Hybrid Map



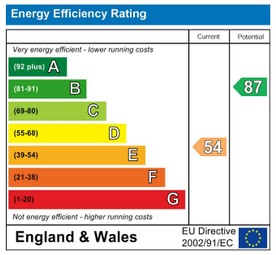
Terrain Map

Floor Plan

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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Lowerhouses Lane

Lowerhouses, Huddersfield, HD5 8JW

Offers Around £150,000

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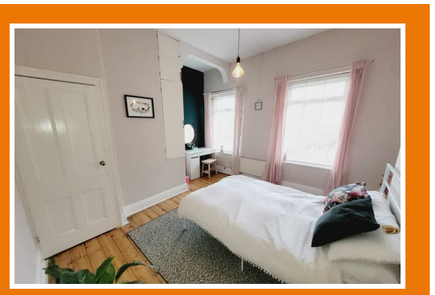


Positioned in this charming area of Lowerhouses Lane. A smartly presented two-bedroom terraced cottage providing a delightful find and boasting a surprisingly spacious layout, making it an ideal choice for first-time buyers and young families.

As you approach the home, you will be greeted by an attractive open front aspect that adds to its curb appeal. Inside, the well-designed reception rooms offer a variety of warm and inviting spaces for relaxation and entertaining. The two generous bedrooms provide ample accommodation further enhanced and complimented by the modern fixtures and fittings including a fitted kitchen and a house bathroom which is also very well appointed catering to the needs of modern living.

One of the standout features of this property is the enclosed rear cottage garden, which offers a good degree of privacy and outdoor space which is also easily managed.

This property is offered with no onward chain, allowing for a smooth transition once the current tenant has vacated. With its appealing features and prime location, this terraced cottage presents an excellent opportunity for those seeking a lovely home in a convenient location. Do not miss the chance to make this charming property your own.

ACCOMMODATION

FIRST FLOOR

ENTRANCE VESTIBULE
With radiator and stairs leading to the first floor.

LOUNGE
13'0 x 11'0
A good sized reception room positioned to the front of the property, neutrally presented with coving to the ceiling and radiator.

DINING KITCHEN
14'0 x 11'1 & 9'0 x 4'0
Attractively presented with a range of wall & base units, with complementary work surfaces. Integral appliances include a electric hob, stainless steel extractor fan and a stainless steel electric oven. There is plumbing for a washing machine, an inset sink with mixer tap and access into the useful keeping cellar. There are 2 double glazed windows providing plentiful natural light together with down lights to the ceiling, radiator and a external door leading to the rear garden.

LOWER GROUND FLOOR

CELLAR
11'0 x 6'0
A useful storage area.

FIRST FLOOR

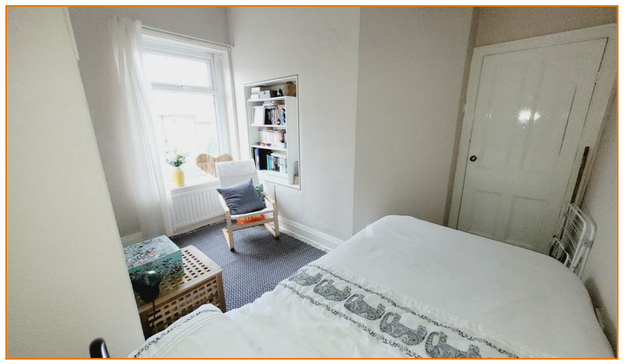
BEDROOM
14'0 x 12'1
Of most generous proportions with two double glazed windows, hard wood floor, spot lights to the ceiling and is situated to the front of the property.

BEDROOM
12'0 x 7'0
A further double bedroom with built in wardrobes, a double glazed window and a radiator.

BATHROOM
8'0 x 6'0
A stylish bathroom fitted with a 3-piece suite comprising a bath with shower over and screen, a low flush wc and a pedestal hand wash basin. There are down lights to the ceiling, a double glazed window and a radiator.

OUTSIDE
To the rear of the property is mainly feature area along with a patio seating area. A lawned area with pathway leading to front door is at front of the property.

COUNCIL TAX BAND A

EPC RATING E54

TENURE. FREEHOLD
We are advised that the property was a leasehold property held by Estates and Management Ltd and has now been purchased to become FREEHOLD.