

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

Utility  
Kitchen  
Lounge

First Floor

Bathroom  
Bedroom  
Bedroom

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

**11 Fleminghouse Lane, Huddersfield**

# BOULTONS



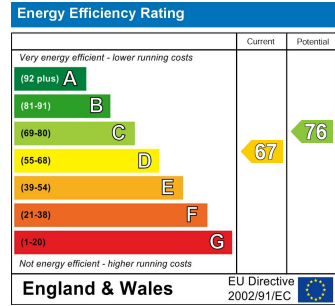
## Fleminghouse Lane

Waterloo, Huddersfield, HD5 8QN

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



£120,000

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# Fleminghouse Lane

Waterloo, Huddersfield, HD5 8QN

£120,000



## BATHROOM

6'7" x 5'7"

Fitted with a three piece suite comprising vanity hand wash basin, low flush wc and panel bath. You will find complementary tiled flooring and tiled splashbacks along with uPVC double glazed window with privacy glass inset.

## LANDING

8'9" x 5'7"

Having a uPVC double glazed window positioned to the rear elevation and a loft hatch allowing access to the roof void which was not inspected at the time of the appraisal.

## OUTSIDE

There is a cottage garden to the front of the property and to the rear, the former access lane has been incorporated into a garden and has been in the ownership of the property for many years.

## TENURE.

To be confirmed during the conveyancing process.

## COUNCIL TAX. BAND A

\*\*\*GREAT FOR FIRST-TIME BUYERS\*\*\*INVESTMENT OPPORTUNITY\*\*\*

This charming stone-built mid-terrace house presents an excellent opportunity for first-time buyers seeking to make their mark or investors trying to get on the property ladder. With no upper chain, the property is ready for immediate occupancy, allowing you to settle in to improving this property without delay.

The house boasts a gas-fired central heating system and double glazing with the interior is primed for cosmetic improvements, this offers a blank canvas for you to infuse your personal style and create a home that truly reflects your taste.

Conveniently located, the property is within easy reach of local amenities, schools, and transport links, making it an ideal choice for those who value accessibility and community. Whether you envision a modern makeover or a more traditional aesthetic, this home provides the perfect foundation for your creative aspirations.

Do not miss the chance to transform this delightful property into your dream home.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

15'9" max x 12'3" max

Accessed via a uPVC double glazed front door with a decorative feature fireplace positioned to the chimney breast and a staircase rising to the first floor. There is a uPVC double glazed window positioned to the front elevation and a tiled floor covering in the lobby area.

## KITCHEN

11'4" x 5'3"

Fitted with a range of wall and base units with complementary working surfaces which incorporate an inset sink unit with mixer tap and a four ring gas hob. The kitchen is further equipped with a fitted oven, central heating radiator and a uPVC double glazed window positioned to the rear elevation. The floor covering is a tile effect laminate and there is a semi open plan arch leading to the utility room.

## UTILITY/BOILER ROOM

4'4" x 3'9"

Located at the cellar head area with steps descending to the lower ground floor accommodation, wall mounted combination boiler, working surfaces and plumbing for a washing machine.

## LOWER GROUND FLOOR

### CELLAR

16' x 4'9" overall

The above dimensions include the former coal area. The keeping cellar houses the gas and electric meter along with the fuse board.

## FIRST FLOOR

### BEDROOM 1

10'1" x 8'1" to the robe

Positioned at the front of the property and with a uPVC double glazed window to the front elevation, central heating radiator and two double robes positioned within the alcove.

### BEDROOM 2

9'8" x 5'4"

To the rear of the property with a uPVC double glazed window, central heating radiator.

