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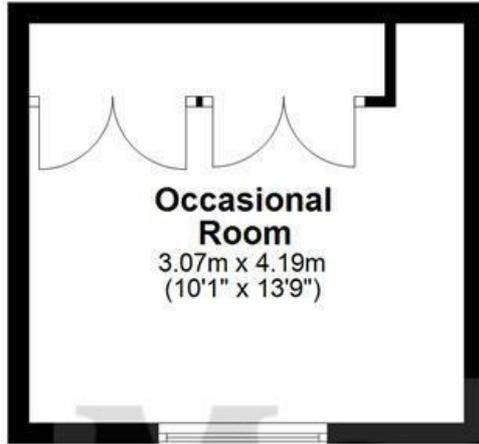
## Lamb Hall Road, Longwood Huddersfield,

**Offers over £150,000**

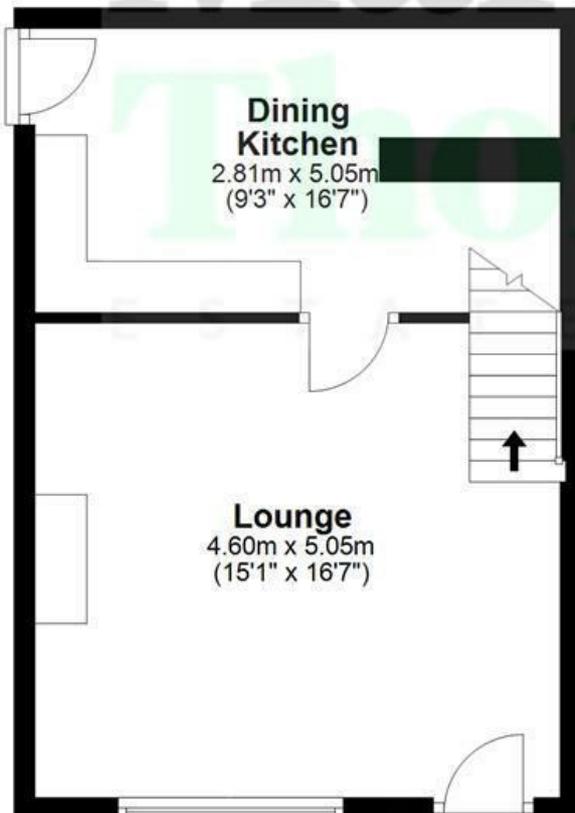
This two double bedroom end terraced cottage is located to one of Huddersfield's most sought after areas. It may prove suitable to a professional couple looking for a perfect commuter base, or for an investor, etc. The accommodation comprises a living room, kitchen diner, and, on the first floor, two double bedrooms and a house bathroom. The property benefits from gas-fired central heating and is predominantly double-glazed. Externally, there is a walled garden to the front of the property with a southerly aspect and lovely views.



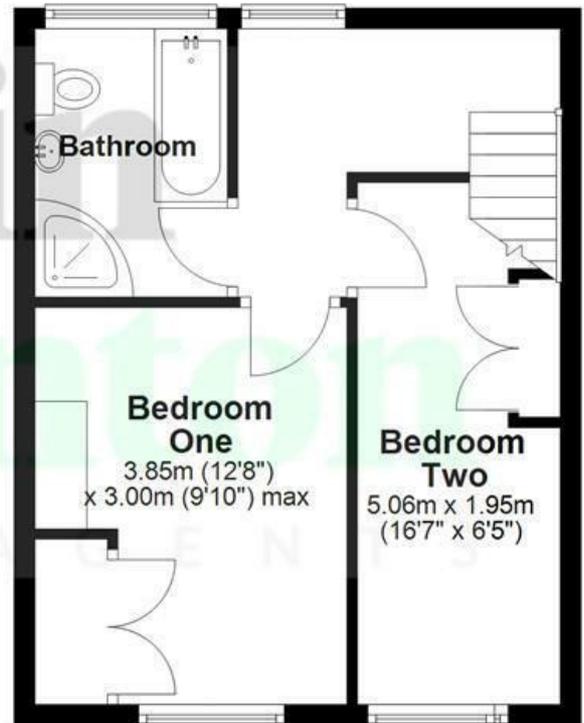
### Basement



### Ground Floor



### First Floor



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

# Lamb Hall Road, Longwood Huddersfield,

## Details



### Living Room

A timber door with double-glazed inserts and matching overlight opens to the living room, which has timber and uPVC double-glazed windows allowing lovely, long distant views. There are exposed beams to the ceiling, two radiators and fitted shelving to one alcove. The focal point of the room is a living flame fire on a tiled hearth, set to a decorative surround. A timber door gives access to the kitchen/diner.



### Kitchen Diner

The kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops and a composite sink with a contemporary style tap. Integrated appliances include an oven, microwave and four-ring gas hob with extractor fan over. There is space for a freestanding fridge freezer and a separate utility area with plumbing for a washing machine. This area is home to the Baxi central heating boiler. The room has two Velux windows, ceiling downlighting, tiling to the floor and a timber and glazed door provides access to the rear of the property. Steps lead down to the cellar.



# Lamb Hall Road, Longwood Huddersfield,

## Details



### Cellar

This area has two timber and glazed windows allowing natural light, timber flooring, ceiling downlighting and a radiator. There are useful fitted wardrobes with hanging rails and shelving.



### First Floor Landing

From the living room, stairs lead up to the first floor landing, which has a timber and double-glazed window and a ceiling light point. Access can be gained to the following rooms:

### House Bathroom

The bathroom has a white contemporary suite comprising a panelled bath with twin taps, a corner shower cubicle, home to a mains fed shower, a pedestal hand basin with twin taps and a low-level WC. There is appropriate tiling to the walls, tiling to the floor, a timber and uPVC window, ceiling downlighting and a ladder style radiator.



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### Bedroom One

This double bedroom has a timber and glazed window with lovely views from the front elevation, a ceiling light point and a radiator. It has fitted wardrobes with hanging rails and shelving and a fitted cupboard to one alcove.



### Bedroom Two

This double bedroom has a timber and glazed window, again, with lovely views from the front elevation, a ceiling light point and a radiator. It has a fitted wardrobe and a desk unit.



### External Details

At the front of the property, there is a walled garden with shrubbery borders, boasting lovely views over Longwood and beyond.

### Tenure

The vendor informs us that this property is Freehold

# Lamb Hall Road, Longwood Huddersfield,

Directions

