

martin-thornton.com
01484 508000



High Lane, Hall Bower Huddersfield,

**Offers in the region of
£280,000**

This four-bedroom terraced property is located in the highly desirable area of Hall Bower and has flexible accommodation over three levels. It would make an ideal home for the expanding family or first time buyer, with access to the nearby M62 motorway network and local schooling. The accommodation comprises an entrance hall, downstairs WC, kitchen diner and living room. On the first floor, there are three bedrooms, the master with an en suite, and a house bathroom. The fourth double bedroom is on the second floor. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. The property benefits from off-road parking and has gardens to the front and rear, with open outlooks, enjoying a semi-rural location.

High Lane, Hall Bower Huddersfield,

Floorplan



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

High Lane, Hall Bower Huddersfield,

Details



Entrance Hall

A composite door with a double-glazed insert opens to the entrance hall, which has oak style flooring, a ceiling light point and a radiator. A balustrade and spindle staircase rises to the first floor landing. An oak door gives access to the downstairs WC.



Downstairs WC

This room houses a low-level WC and a vanity hand basin with a mixer tap and storage cupboard below. There is a uPVC double-glazed window to the front elevation, tiling to the floor, a ceiling light point, an extractor fan and a chrome ladder style heated towel rail.



High Lane, Hall Bower Huddersfield,

Details



Kitchen Diner

This room has a continuation of the oak flooring, modern high gloss wall and base cupboards, roll-edge marble style worktops with matching upstands and a one-and-a-half bowl stainless steel sink with extendable hose style tap. Integrated appliances include a double oven and microwave, five-ring gas hob with overlying filter hood, dishwasher and washing machine. This room is home to the Worcester central heating boiler. There are two uPVC double-glazed windows allowing natural light from the front elevation and ceiling downlighting, which continues into the dining area. The dining area also has a central ceiling light point, a radiator and plenty of room for freestanding furniture. An oak door gives access to the living room.



Living Room

This reception room is positioned at the rear of the property and has two ceiling light points and a radiator. It has two uPVC double-glazed windows overlooking the rear garden and a set of French style patio doors give access to the patio area. There is a useful under stairs storage cupboard.



High Lane, Hall Bower Huddersfield,

Details



First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, which has a central ceiling light point and a radiator.



Bedroom One

This master bedroom has three uPVC double-glazed windows to the rear elevation, a ceiling downlighting and a radiator. It has useful fitted, sliding door wardrobes with various hanging rails and shelving. Being the master bedroom, it has the advantage of an en suite shower room.



High Lane, Hall Bower Huddersfield,

Details



En Suite Shower Room

The shower room has a white suite comprising a low-level WC with concealed cistern, a wall-hung hand basin with mixer tap and a walk-in shower cubicle, home to a waterfall style shower. There is tiling to the floor and appropriate contrasting tiling to the walls, along with ceiling downlighting, an extractor fan and a chrome ladder style heated towel rail. Natural light is via a uPVC double-glazed window.



House Bathroom

The bathroom has a modern white suite comprising a low-level WC, a wall-hung hand basin with mixer tap, a tiled bath and a shower cubicle, home to mains fed shower. There is tiling to the floor, appropriate tiling to the walls, ceiling downlighting, an extractor fan and a chrome ladder style heated towel rail.



High Lane, Hall Bower Huddersfield,

Details



Bedroom Two

This double bedroom is positioned at the front of the property and has ceiling downlighting and a radiator. There is oak style flooring throughout and useful fitted wardrobes with various hanging rails and shelving, along with overhead storage cupboards.



Bedroom Four/Study

This most useful room is currently utilised as a work-from-home office, but could be a fourth bedroom. It has fitted shelving, desk space, ceiling downlighting and a radiator.



Second Floor Landing

From the first floor landing, a staircase gives access to the second floor landing, which enjoys a continuation of the oak flooring. It has a central ceiling light point and under eaves storage.

High Lane, Hall Bower Huddersfield,

Details



Bedroom Three

This top floor bedroom has two timber and uPVC Velux windows allowing natural light. It has two wardrobes with mirrored, sliding doors, various hanging rails and shelving. There is a fitted vanity area, a radiator, a ceiling light point and feature panelling to one wall.



External Details

At the front of the property, there is a low-maintenance garden with walled and fenced boundaries. There is a porcelain patio seating area overlooking the fields and beyond. At the rear, there is a stone flagged patio, perfect for outdoor entertaining, and a lawned garden. There are fenced and walled boundaries and two allocated off-road parking spaces. The rear garden enjoys a westerly aspect.



Tenure

The vendor informs us that this property is Freehold.

High Lane, Hall Bower Huddersfield, Directions

