



## Lowergate, Huddersfield, HD3

**£65,000**

Offers Over

**Tenure:** Leasehold, **Bedrooms:** 2

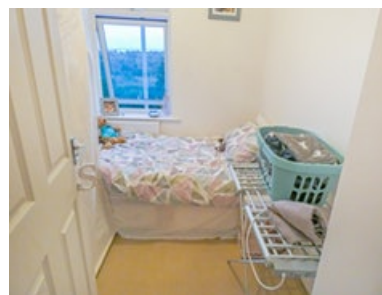
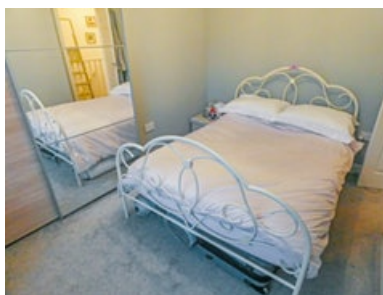
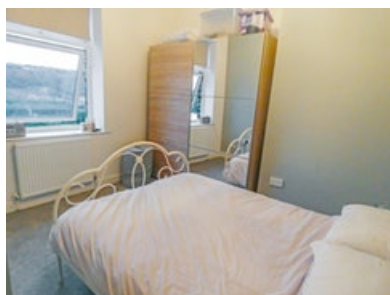
Guide Price £65,000 - £75,000. Housesimple are pleased to bring to the market this two bedroom terrace property in Paddock, Huddersfield, located ideally close to the town centre, M62 commuter links and all local amenities and schools. The house offers an excellent standard of

## Key features:

- Well presented
- Open plan living
- Close to local amenities
- Ideal first home
- Good commuter links
- Viewings highly recommend

## Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band A (£107.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 999 years remaining  
**Ground Rent:** £1.67 per-annum



### Guide Price £65,000 - £75,000.

Housesimple are pleased to bring to the market this two bedroom terrace property in Paddock, Huddersfield, located ideally close to the town centre, M62 commuter links and all local amenities and schools. The house offers an excellent standard of accommodation. Briefly comprising; entrance hall, open-plan lounge/ dining kitchen to the ground floor, with the first floor holding two bedrooms and bathroom. The property also benefits from gas central heating, double glazing, and cellar for storage. Early viewing are highly advised to fully appreciate the accommodation on offer.

The accommodation briefly comprises:

### Ground Floor

### Entrance Lobby

## Entrance Lobby

A staircase rises to the first floor and the entrance to the living kitchen to the left. The entrance has a white UPVC door and a central heating radiator.

## Living Kitchen

16' x 13' (4.88m x 3.96m) approx.

A wonderful bright spacious room with a white UPVC double glazed window overlooking Colne Valley. The kitchen includes a four ring integrated cooker & hob, stainless steel extractor fan, stainless steel sink & drainer board with mixer tap, The living space is carpeted with white walls and includes a central heating radiator. The basement is accessed through a door to the rear of this room.

## Basement

9' x 7' (2.74m x 2.13m) approx.

Stone steps lead down to a space perfect for extra storage facilities. With modern improvement, this could be adapted to create an office/study area.

## First Floor

### Landing

loft access point and plug socket.

### Bedroom One

11' x 9' (Reducing to 7') (3.35m x 2.74m) approx.

A double bedroom with white UPVC double glazed window benefitting from far-reaching views. This room benefits from a TV aerial point and plenty of sockets and a central heated radiator.

### Bedroom Two

7' 1" x 6' 7" (2.16m x 2.01m) approx.

A single room that has utilised the bulkhead perfectly creating a shelf for a television with a conveniently placed TV aerial socket. Furnished with a white UPVC window and central heated radiator.

### Shower Room

A beautifully modernised room with a traditional chrome mixer shower set behind a bi-fold shower enclosure. There is a countertop basin with mixer tap set on a cream coloured vanity unit. The room includes a low-level WC, laminate flooring, radiator and electric shaver point.

## Exterior

### Outside

Reached by stone steps, the elevated enclosed garden with walled boundaries is. south-facing providing a great space for socialising.

Floor plan:



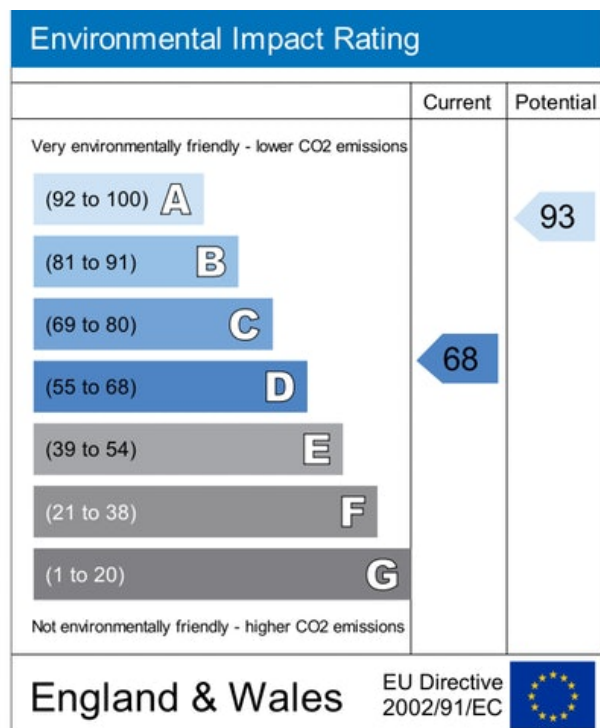
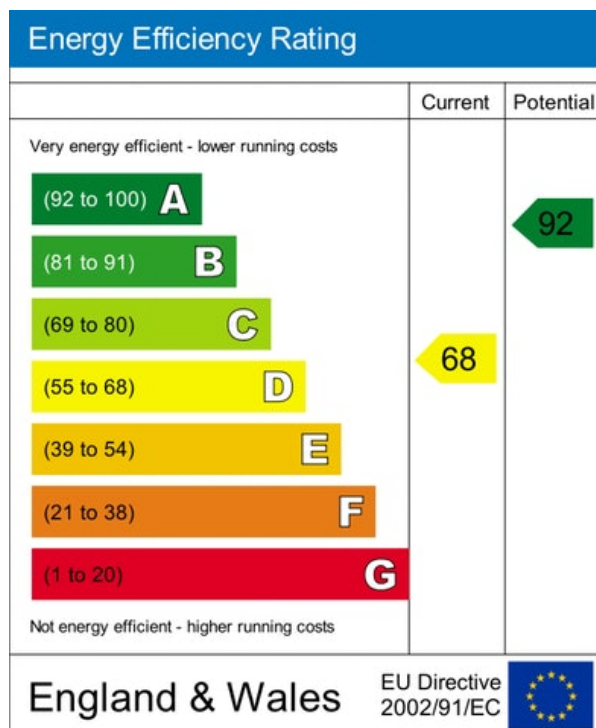
Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

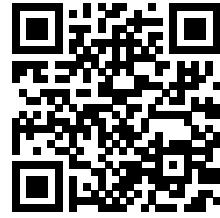
Energy Performance Certificate:





## MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code