

52 Upper Lane,  
Huddersfield HD8 9RE

OFFERS AROUND  
£230,000



THIS DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE HOME IS NEATLY PRESENTED AND BOASTS ENCLOSED FRONT & REAR GARDENS, A LARGE GARDEN SHED AND PARKING FOR SEVERAL VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY  
PROPERTIES

## **ENTRANCE HALLWAY**

You enter the property through a white uPVC door into a welcoming hallway where there is space to remove and store outdoor clothing on arrival. A carpeted staircase ascends to the first floor landing and a glazed door leads to the lounge.

## **LOUNGE 15'0" apx x 13'8" apx**



Located to the front of the property with views of the front garden and street beyond from its large window, this stylish lounge has a log burner in an inglenook fireplace as a focal point. Alcoves to either side provide perfect homes for items of freestanding furniture and there is ample space for lounge furniture too. Oak effect laminate flooring runs underfoot and there are wall lights and a central light fitting which illuminate the room beautifully. Glazed doors lead to the dining kitchen and entrance hallway.

## **DINING KITCHEN 9'7" apx x 11'6" apx**



Positioned to the rear of the property and flooded with light from its window overlooking the parking area and garden space beyond, this modern kitchen is fitted with a range of white wall and base units, mottled laminate worktops, tiled splashbacks and a stainless steel one and a half bowl sink and drainer with mixer tap over. Appliances include a freestanding electric cooker and there is space and plumbing for a dishwasher. A door to one corner gives access to the pantry which has space for a tall fridge freezer, plumbing for a washing machine and an obscure window allowing natural light to enter. A stable type exterior door with an obscure glazed panel leads out to the rear of the property and a glazed door leads into the lounge.

## FIRST FLOOR LANDING

A carpeted staircase ascends to the first floor landing which has a hatch and ladder allowing access to the boarded loft space and doors leading to the three bedrooms and house bathroom.

## BEDROOM ONE 13'5" apx x 9'7" apx to wardrobes



Enjoying views over the front garden from its window, this lovely large bedroom is neutrally decorated and boasts pale grey fitted wardrobes either side of the chimney breast. There is ample space for further items of bedroom furniture. A crystal style central light fitting illuminates the room well. A door leads to the landing.

## BEDROOM TWO 9'3" apx x 9'8" apx



This second good sized double bedroom can be found to the rear of the property with a window looking out to the rear garden. Sliding wardrobes to one wall provide a good amount of storage. There is ample space for freestanding bedroom furniture. A door leads to the landing.

### **BEDROOM THREE 6'11" apx x 10'9" max**



The third bedroom could accommodate a single bed and associated items of bedroom furniture and is used as a home office by the current owners. There is a built in cupboard over the stairs bulkhead providing storage. A window looks out over the front garden and a door leads to the landing.

### **HOUSE BATHROOM 6'1" apx x 5'6" apx**



This contemporary bathroom is fitted with a white three piece suite comprising a white vanity cupboard unit with an integral handwash basin with mixer tap, an L-shaped bath with a thermostatic waterfall shower over and a low level WC. The room is fully tiled with beige tiles with co-ordinating ceramic floor too. A central spotlight fitting finished the room. An obscure window allows natural light to enter and a door leads to the landing.

## EXTERIOR



To the front of the property sits a long garden which is fully enclosed and mainly laid to lawn with a planted bed at the end which has mature shrubs. A path leads up to the front door. The rear of the property has vehicular access and off road parking for up to three vehicles. Beyond the parking spaces is a large timber garden shed which has light, power and internet cabling. A gate leads to an enclosed rear garden which has a paved patio area and a lawn. There is also what was traditionally a coal store with a secure door, light, power and plumbing for a washing machine.

## **MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band A

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Off Road Parking

RIGHTS AND RESTRICTIONS:  
The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have not been any structural alterations to the property  
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to 1000 Mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENTS NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

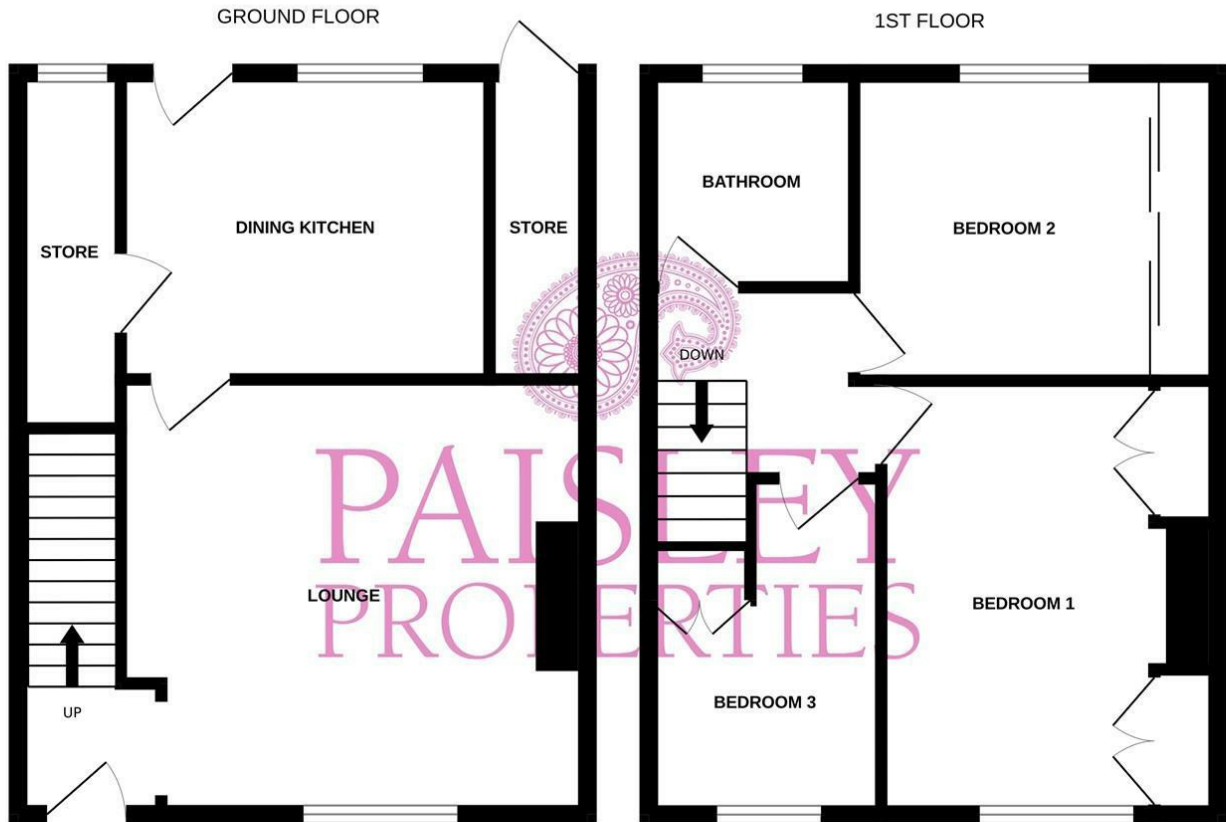
## **PAISLEY PROPERTIES**

Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

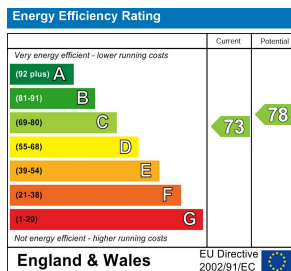
## **PAISLEY MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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