

Peter David

Properties Ltd

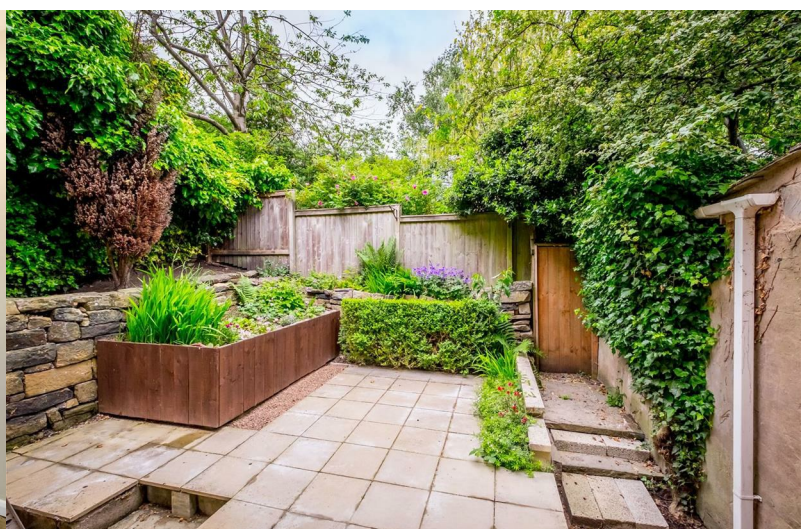
Residential Sales and Lettings



22 Hanson Lane

Lockwood, Huddersfield, HD1 3UW

Offers in the region of £85,000



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Entrance vestibule

Access via a solid wooden door into this charming property. Providing access to an open plan living/kitchen area. A brand new grey carpet flows up the stairs and throughout.

Kitchen/Living

A characterful open plan living kitchen featuring the original stone flooring and inglenook fireplace. This brand new modern kitchen has hi gloss white base units, marble effect laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: a single electric oven and a gas hob. There is space for a fridge and also benefiting from a stainless steel sink and drainer. PVCu window to the rear garden.

First Floor Landing

A spacious landing providing access to the master bedroom. PVCu window to rear.

Bedroom

A large double bedroom featuring an inset fireplace. PVCu window to rear elevation.

Second Floor landing:-

Providing access to bathroom.

Bathroom

11'11" x 9'3" (3.63m x 2.82m)

A large and spacious partially tiled bathroom, comprising a WC, wash basin and bath with overhead shower and glass screen. Velux window to rear.

External

To the rear of the property there is an enclosed private patio area with mature trees and shrubs. Additionally there is an outside tap.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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