



151 Lane Top, Huddersfield, HD7 5SG

Offers Over £200,000

Offered FOR SALE is this TWO bedroom stone built mid terrace in the popular area of Linthwaite in Huddersfield. Accommodation comprises; Entrance lobby and lounge. To the lower ground floor is the dining kitchen with useful understairs storage. To the first floor; landing, two bedrooms and bathroom. Gardens front and rear and on street parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy or someone looking to downsize. Viewing essential.

Ground Floor

Entrance Lobby



Tiled floor, radiator and staircase access to first floor. Composite obscure double glazed door with Upvc obscure double glazed window above to front and door to lounge;

Lounge 12'9" max x 16'4" max (3.9 max x 5 max)



Radiator, wood floor and Upvc double glazed window to front and rear. Cast iron wood burning stove with feature stone fireplace, surround and base. T.v. aerial lead, cable point and built in shelving. Upvc double glazed window at top of stairs to rear. Door to staircase access to lower ground floor;

Lower Ground Floor

Dining Kitchen 15'5" x 15'10" (4.7 x 4.85)



Having a range of wall and base units with laminate worktop. Stainless steel sink and drainer, plumbing for washing machine, electric oven and grill and five ring gas hob. 'Vaillant' condensing combi boiler and space for fridge/freezer. Upvc double glazed window and composite double glazed stable door to rear. Wood floor, radiator and spotlights. Understairs storage housing the fusebox. Stop tap, usb socket and original fireplace/oven with tiled base.

First Floor

Landing



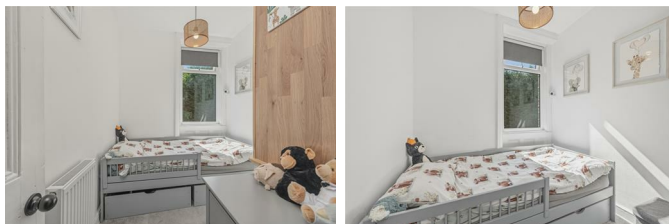
Loft hatch, Upvc double glazed window to rear and built in storage cupboard. Loft hatch and doors to bathroom and bedrooms;

Bedroom One 8'6" x 11'5" (2.6 x 3.5)



Double bedroom with radiator and Upvc double glazed window to front.

Bedroom Two 6'10" x 8'6" (2.1 x 2.6)



Single bedroom with radiator, Upvc double glazed window to front and built in bulk head wardrobe.

Bathroom 4'7" x 8'6" (1.4 x 2.6)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains and waterfall shower and glass shower screen. Radiator, part tiled walls and Upvc obscure double glazed window to rear.

External



Parking

On street parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

Council Tax Band

A

Water

Water meter

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

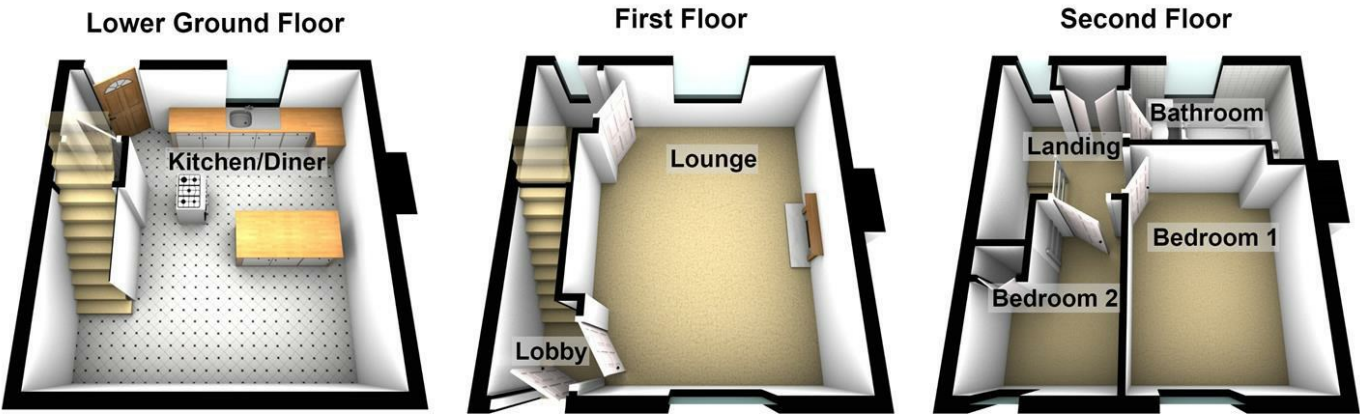
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

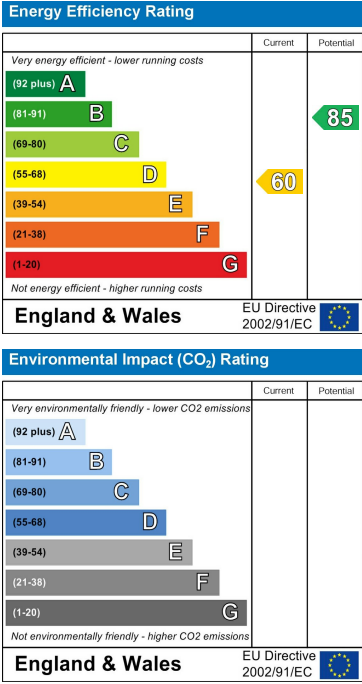
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.