

## Deep Lane, Huddersfield, West Yorkshire

No chain | Renovated throughout | Great commuter links | Ideal for first time buyers/downsizers & investors | Modern kitchen installation  
| Modern bathroom

2 Bedroom End Terraced | Asking Price: £129,995

Rosedale  
& Jones 

# Deep Lane, Huddersfield, West Yorkshire

## DESCRIPTION

NO CHAIN. Recently renovated to a high standard and ready to move straight in. Ideal for first time buyers, downsizers and investors alike.

## Key Features

- No chain
- Renovated throughout
- Great commuter links
- Ideal for first time buyers/downsizers & investors
- Modern kitchen installation
- Modern bathroom



## **LOCATION**

Situated just off Manchester Road on the outskirts of Huddersfield, this home benefits from great public transportation links and amenities. There are a number of shops and restaurants nearby, with plenty more accessible via Huddersfield Town Centre, which is only a short seven minute commute away. The property also enjoys some lovely local countryside walks along the river Colne should you have a dog or like to live an active lifestyle.

## **EXTERIOR**

### **Front**

Very low maintenance, with decorative stone and a block paved entrance. On street parking available.

### **Rear**

Low maintenance. A small courtyard, with space for some garden furniture.

## **INTERIOR - Ground Floor**

### **Living Room**

*4.42m x 2.77m*

The space can accommodate a selection of furniture layouts, as required. The room also features, upgraded solid Oak doors, high ceilings and premium quality tiled flooring. Central Heated radiator, Double Glazed windows to the front aspect.

### **Kitchen**

*3.70m x 1.56m*

A brand new and modern kitchen installation, complete with high ceilings, premium quality splash-back tiling and a large Double Glazed skylight. The kitchen is of a compact design but still enjoys a good storage capacity. Features include: premium tiled flooring to match the living room, a fitted electric oven, four ceramic (electric) hobs and an extractor fan, there is also space for a freestanding washing machine and a fridge freezer. Double Glazed windows and a Double Glazed UPVC exterior door to the side aspect.

### **Porch**

A brand new UPVC exterior door to the front aspect and space for shoe/coat storage and premium quality to the floors and wall.

## **INTERIOR - First Floor**

### **Bedroom One**

*3.48m x 2.34m*

Large enough for a double bed and some associated furniture, as preferred. The high ceilings offer a nice feature, as does the elevated floor, which can be used for added storage, a gaming/play area for a child or possibly as a working space. Central Heated radiator and Double Glazed windows to the front elevation.

### **Bathroom**

Premium quality tiling to the floor and walls. Features include: a w/c, a wash basin with and a bathtub with a standing shower comprising of a 'rain fall' type shower head and secondary handheld option. Central Heated towel rack and a 'frosted' Double Glazed window to the front elevation. Extractor fan.

### **Bedroom Two**

*3.16m x 1.98m*

Just about large enough for a double bed and some associated furniture, but will be more spacious as a single. The high ceilings offer a nice feature, as does the elevated floor, which can be used for added storage, a gaming/play area for a child or possibly as a working space. Central Heated radiator and Double Glazed windows to the rear elevation.

### **Unique Reference Number**

LCLG

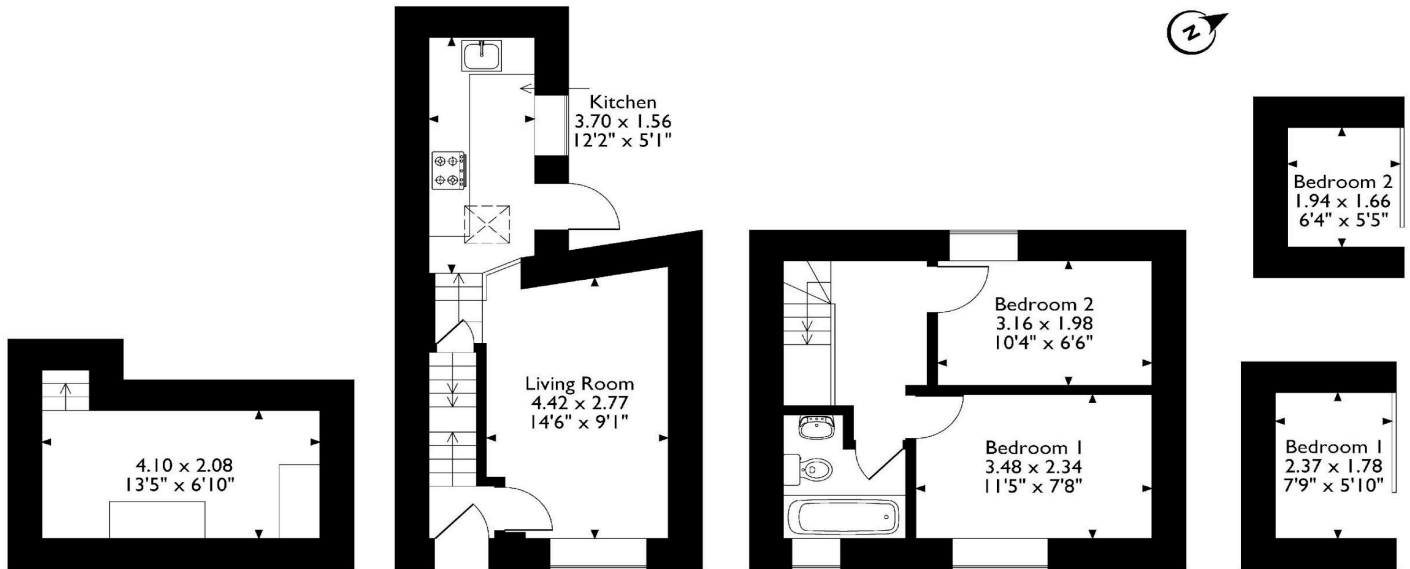
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# Deep Lane, Huddersfield

## Approximate Gross Internal Area 61 Sq M/656 Sq Ft



**Cellar**

**Ground Floor**

**First Floor**

**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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