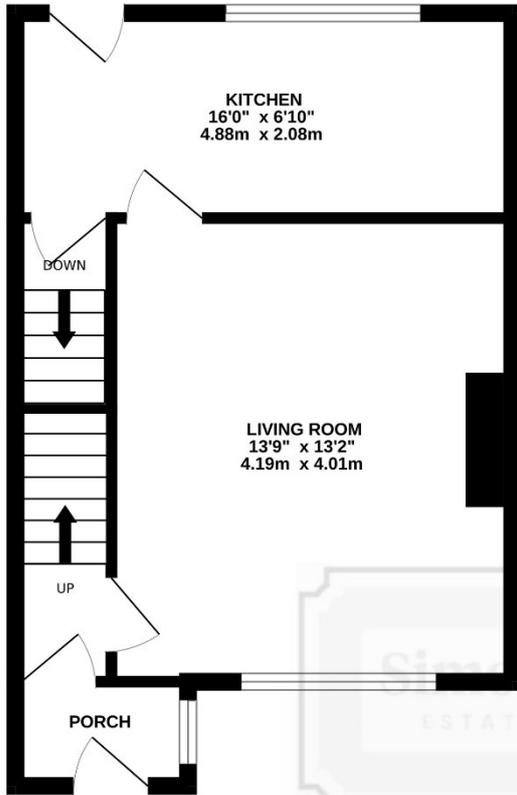


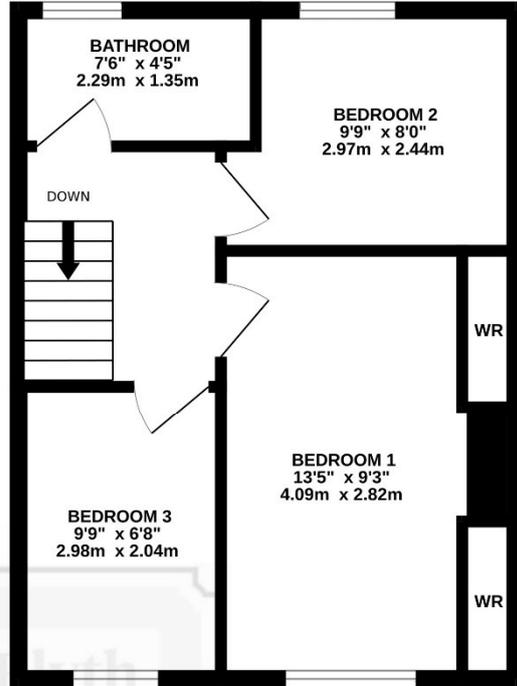


11 Lowerhouses Road, Oakes, Huddersfield, HD3 4DY

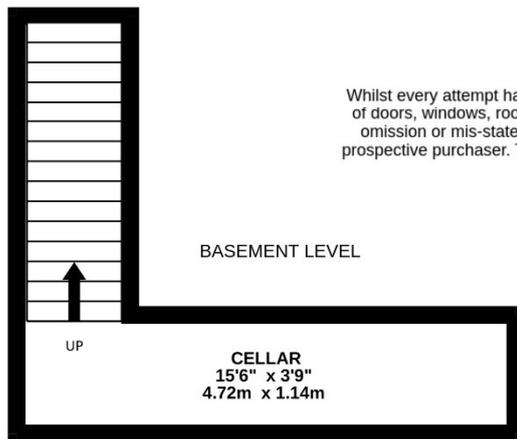
GROUND FLOOR



1ST FLOOR



LOWERHOUSES LANE



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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PROPERTY DESCRIPTION

Attractively presented three bedroomed inner through terrace house occupying a pleasant position overlooking open green space within a popular and convenient location.

Ideal for first time buyers, the property has a stylish modern fitted kitchen and bathroom together with uPVC double glazing and gas central heating system. Briefly comprising to the ground floor entrance porch, entrance lobby, living room and dining kitchen.

Basement with cellar. First floor landing leading to three bedrooms and bathroom.

Externally there are low maintenance gardens to front and rear and on street parking.

Ideally placed for local schools together with shops, restaurants and bars in neighbouring Lindley and close to junctions 23 and 24 of the M62.

Guide Price £179,995

GROUND FLOOR

ENTRANCE PORCH

Measurements- 5'4" x 3'9"

This has a uPVC and sealed unit double glazed door together with uPVC double glazed windows to two elevations, there is oak effect laminate flooring and from here a hard wood timber panelled and glazed door opens into the entrance lobby. The entrance lobby has ceiling light point, central heating radiator, staircase rising to the first floor and to one side a timber and glazed door opens into the living room.

LIVING ROOM

Measurements- 13'2" x 13'9"

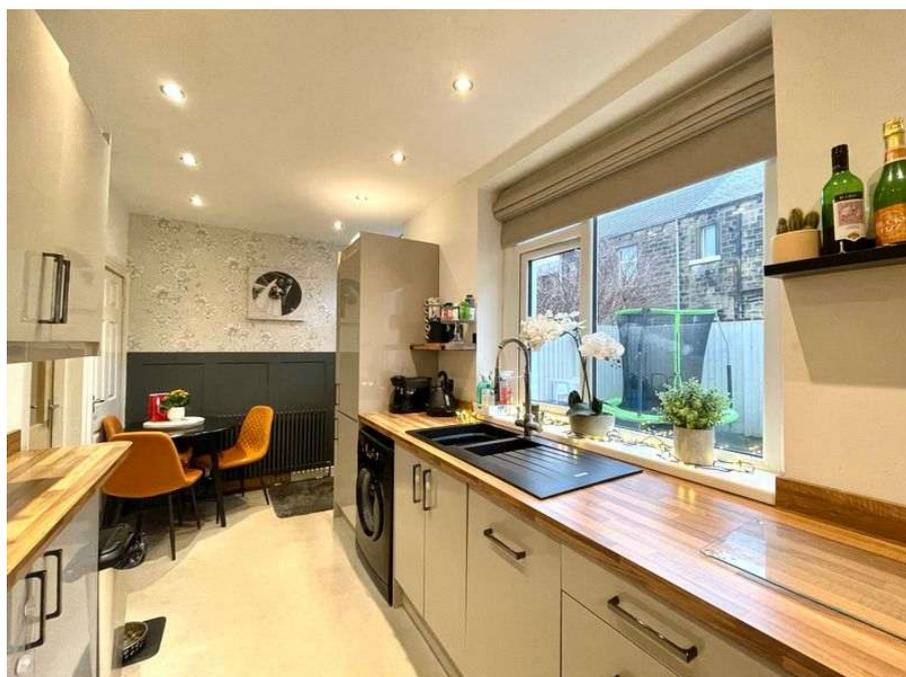
A comfortable and well-proportioned reception room which has a uPVC double glazed window looking out over the front garden and with a pleasant aspect beyond, there is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a fireplace with marble effect surround and home to an electric fire. To the rear of the living room a timber and glazed door gives access to the dining kitchen.



DINING KITCHEN

Measurements- 16'0" x 6'10"

With a uPVC double glazed window looking out over the rear garden together with an adjacent composite panelled and double-glazed door with uPVC double glazed window above, all of which provide the room with plenty of natural light. There are inset LED downlighters, central heating radiator, door giving access to the basement and fitted with a range of grey gloss base and wall cupboards, drawers, contrasting overlying timber effect worktops with matching splashbacks, there is an inset one and a half bowl single drainer sink with extending chrome mixer tap, under counter space for washing machine, AEG four ring induction hob with extractor hood over and Zanussi electric fan assisted oven beneath, integrated fridge, integrated freezer and integrated slim line dishwasher.



CELLAR

This is accessed from the dining kitchen with a door leading to small lobby and a further door opening onto steps which lead down to the cellar and this measures 15'6" x 3'9" and has a wall mounted gas fired central heating boiler.

FIRST FLOOR

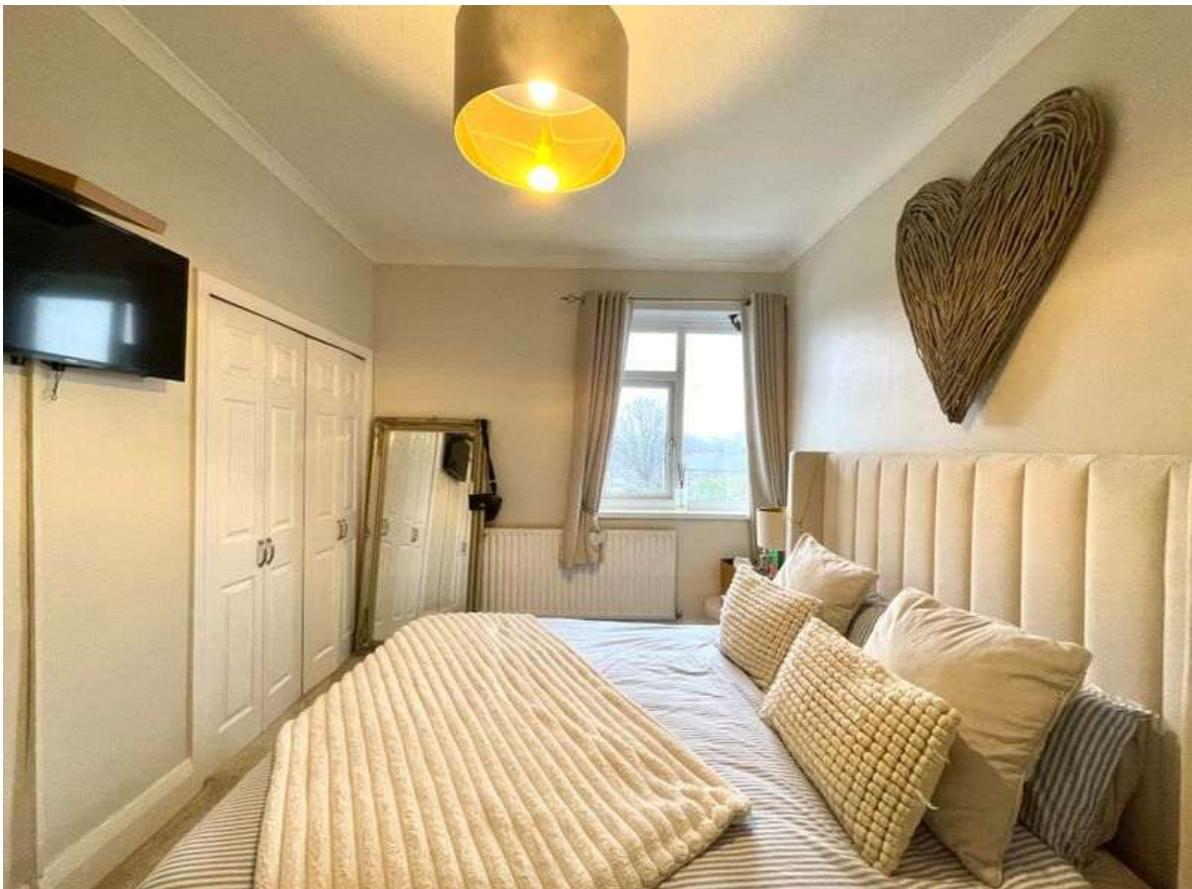
LANDING

With ceiling light point, loft access and column style radiator. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 13'5" x 9'3" measured to wardrobes

A good-sized double room with uPVC double glazed window looking out over the front garden and enjoying a pleasant aspect beyond. There is a ceiling light point, ceiling coving, central heating radiator and to either side of the chimney breast there are fitted wardrobes.



BEDROOM TWO

Measurements – 9'9" x 8'0"
With uPVC double glazed window looking out over the rear garden, there is a ceiling light point, ceiling coving and central heating radiator.



BEDROOM THREE

Measurements – 9'9" x 6'8"
This is situated adjacent to bedroom one and enjoys a similar aspect through a uPVC double glazed window. There is a ceiling light point, ceiling coving, central heating radiator and bulkhead.



BATHROOM

Measurements- 7'6" x 4'5"

With a frosted uPVC double glazed window, floor to ceiling tiled walls to two elevations, tiled floor, ceiling light point, ceiling coving, ladder style heated towel rail and fitted with a suite comprising panelled bath with glazed shower screen and chrome shower fitting over incorporating fixed shower rose and separate hand spray, pedestal wash basin with chrome monobloc tap and low flush w.c.



OUTSIDE

GARDENS

To the front of the property there is a timber hand gate opening onto a pathway leading to the front door and adjacent to the front door there is a gravelled area, flower bed and stone wall border. To the rear there is a low maintenance garden which has timber decking together with timber fencing.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Council tax band – A

Directions- Using satellite navigation enter the postcode HD3 4DY

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME

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