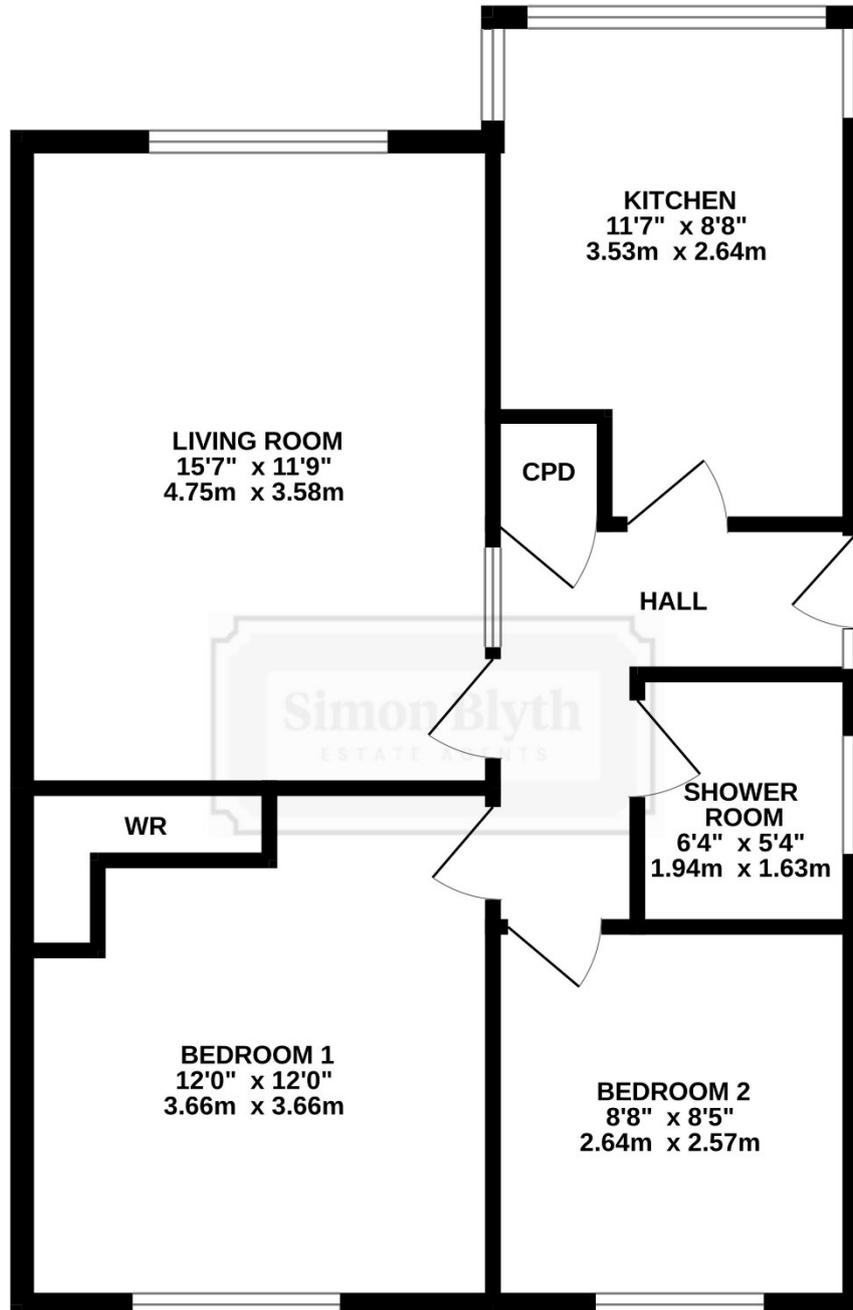




**50 Low Hills Lane, Oakes, Huddersfield, HD3 3PE**

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LOW HILLS 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

A two bedroomed semi-detached true bungalow with driveway to one side, garage and gardens laid out to front and rear.

The bungalow is located within a popular and well-regarded residential area and provides a manageable well-planned accommodation with local amenities available in neighbouring Lindley and Salendine Nook and just a short drive to junction 23 and 24 of the M62 motorway.

The accommodation is served by a gas central heating system, uPVC double glazing and briefly comprises 'L' shaped entrance hall, living room, kitchen, two bedrooms and shower room.

**Offers Around £235,000**

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## ENTRANCE HALL

This is L shaped and has a uPVC and frosted double glazed door with adjacent frosted uPVC double glazed window, there is a ceiling light point, loft access and useful storage cupboard which houses a gas fired central heating boiler. From the hallway access can be gained to the following rooms: -

## LIVING ROOM

*Measurements- 15'7" x 11'9"*

With a uPVC double glazed window looking over the front garden, 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 conglomerate marble surround and home to a flame effect electric fire which rests on a conglomerate marble hearth.



## KITCHEN

*Measurements- 11'7" x 8'8"*

This has uPVC double glazed windows to three elevations and once again provide the room with plenty of natural light. There are two ceiling light points and fitted with a range of base and wall cupboards, drawers, overlying worktops with tiled splashbacks, glazed display cupboard, wine rack, inset one and half bowl single drainer sink with brushed stainless steel mixer tap, four ring halogen hob with extractor hood over and electric fan assisted oven beneath, housing for fridge freezer and under counter space for washing machine.



### **BEDROOM ONE**

*Measurements- 12'0" x 12'0"*

A double room with a uPVC double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and fitted furniture including floor to ceiling wardrobes, cupboards and dressing table with drawers beneath.



### **BEDROOM TWO**

*Measurements- 8'0" x 8'5"*

A double room situated adjacent to bedroom one and having a uPVC double glazed window looking out over the rear garden together with ceiling light point and central heating radiator.



## **SHOWER ROOM**

*Measurements – 6'4" x 5'4"*

With a frosted uPVC double glazed window, part tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush w.c and shower cubicle with sliding glass door and chrome shower fitting.



## OUTSIDE

### PARKING

To the left-hand side of the bungalow there is a tarmac driveway providing off-road parking and in turn leading to a detached concrete sectional single garage.

### GARDENS

To the front of the property there is a lawned garden with planted flowers and shrubs to the borders, to the side there is an outside cold water tap and to the rear there is timber garden shed, lawned garden, flagged pathway and planted trees and shrubs.



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## **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Tenure- Freehold

Council Tax Band- C

Directions- Using satellite navigation enter the postcode HD3 3PE

## **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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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

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Sunday - 11:00 to 14:00

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### MAIN CONTACTS

T: 01484 651878

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

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01484 689689

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