



**62
Lockwood Scar
Newsome
HD4 6BD**

OFFERS AROUND £110,000

IN NEED OF SOME MODERNISATION, THIS WELL PRESENTED THREE BEDROOM END TERRACE PROPERTY BENEFITS FROM A LARGE CELLAR, ENCLOSED REAR GARDEN, OFF ROAD PARKING AND ATTACHED SINGLE GARAGE. THE PROPERTY IS LEASEHOLD WITH A TERM LENGTH OF 999 YEARS STARTING IN MARCH 1935 AND A GROUND RENT OF £2.50 PER YEAR. ENERGY RATING: D

The Estate Agent that works

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**PAISLEY
PROPERTIES**

Enjoying a fantastic outlook over attractive woodland, this spacious end terraced property briefly comprises:- entrance hall, large lounge, spacious dining kitchen, cellar, three good sized first floor bedrooms and a contemporary white house bathroom. To the front there is parking for two vehicles and an attached single garage, and to the rear there is a pretty lawned garden with lawn and mature shrubs and plants. The property is located between Lockwood and Newsome, both villages benefiting from a range of local amenities. Huddersfield town centre is only a short distance away and provides an extensive selection of shops, restaurants and bars and the train station makes commuting the neighbouring towns and cities easy if required.

ENTRANCE HALL

You enter the property through a part glazed uPVC door into the entrance hall which has plenty of space to hang coats and store shoes. A door opens to the lounge and stairs ascend to the first floor landing.

LOUNGE

This spacious lounge has an abundance of space for freestanding furniture and has a gas fire with timber surround which creates a nice focal point to the room. A large front facing window provides a pleasant outlook over the garden and glazed double doors open onto the dining kitchen. A further door leads back to the entrance hall.



DINING KITCHEN

Spanning the width of the property, this lovely dining kitchen is fitted with a range of wood effect wall and base units, roll top work surfaces, tiled splash backs and a sink and drainer with mixer tap over. There is plenty of space for a cooker and fridge freezer and to one side there is ample space for a dining table and chairs. A wall mounted gas fire sits on the chimney breast and alcoves to either side provide extra storage space for household items. A rear facing window overlooks the garden and woodland and a handy under-stairs cupboard houses the alarm panel and creates a brilliant storage facility. Double doors open to the lounge, which left open would create a great open plan feel, and another door leads to the garage.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has doors leading to the three bedrooms and house bathroom.

BEDROOM ONE

Situated to the front of the property, this superb double bedroom has ample storage to the alcoves and still lots of space for freestanding bedroom items. There is a front facing window overlooking the street and a door leads to the landing.



BEDROOM TWO

Another generously sized double bedroom positioned to the rear of the property which is bright and airy courtesy of the large rear facing window which also has wonderful views over the garden and woodland beyond. There is a useful cupboard and a door leads to the landing.

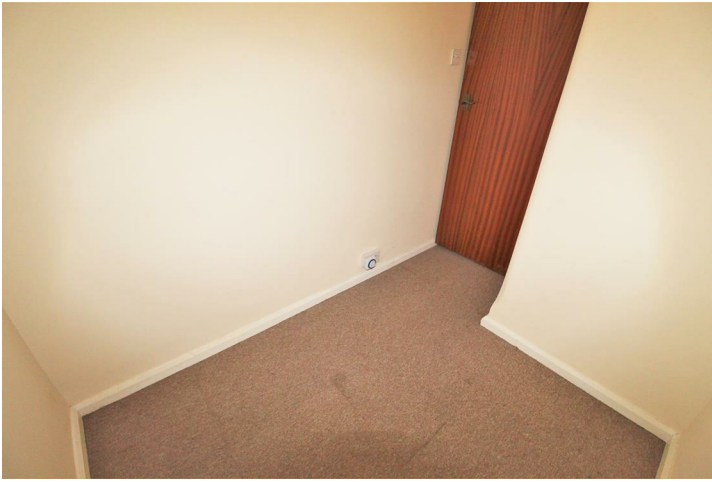


BEDROOM THREE

This charming L shaped single room would alternatively make a great child's bedroom, home office or dressing area and has a front facing window. There is neutral decor and a door leads to the landing.

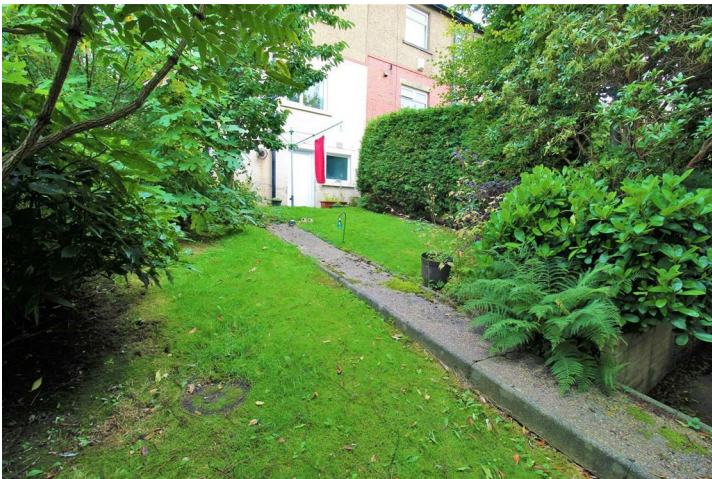
SHOWER ROOM

This contemporary shower room is fitted with a three piece white suite including a corner shower cubicle, low level W.C and vanity hand wash basin with mixer tap over. The room is partially tiled with neutral wall tiles and there are matching tiles to the floor along with underfloor heating. A rear obscure glazed window floods the room with light, there are spot lights to the ceiling and a door leads to the landing.



REAR GARDEN

To the rear of the property there is a beautiful garden which is mainly laid to lawn and is surrounded by mature trees, shrubs and plants. The garden backs onto neighbouring woodland making it very private, and to the bottom of the garden there is a summer house, perfect for sitting out on a sunny day.



CELLAR

Accessed via a door from the rear garden, this fantastic cellar has plumbing for a washing machine and is the perfect space to store gardening items.

FRONT, GARAGE AND PARKING

To the front of the property there is an enclosed lawned garden and a driveway providing off road parking for one or two vehicles. The driveway leads up to an attached single garage which has an up and over door, power and light.



AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

MORTGAGES

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

