



cornerstone
ESTATE AGENTS

Long Lane
Huddersfield



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Offers In Region Of £150,000

CORNERSTONE IS PROUD TO PRESENT THIS DECEPTIVELY SPACIOUS AND WELL-PRESENTED THREE BEDROOM END OF TERRACE PROPERTY WITH LARGE GARDENS AND OFF-STREET PARKING. THE PROPERTY IS LOCATED ON A MAIN BUS ROUTE WITH EASY ACCESS TO HUDDERSFIELD TOWN CENTRE AND PROVIDES EASY ACCESS TO LOCAL AMENITIES.

The property briefly comprises of a entrance hall with doors leading to the living room and a spacious dining kitchen with lots of wall and base units, integrated fridge freezer, fitted four ring gas hob and fitted oven and laminate worktops with a one and a half bowl stainless steel sink and back door leading to the garden. To the first floor are two double bedrooms and a further, good sized single bedroom, also a family bathroom with modern 3 pieces suite.

There is an external door to the rear of the property that leads to a large basement that covers the whole footprint of the property, this could possibly be converted into a habitable space.

Outside there is a large rear garden with a walled patio seating area with steps leading down to a



lawned area and an off-road parking space, with rear vehicular access to the property.

The area is well placed for convenient access to a range of local amenities, transport links and several well regarded schools. Viewing is highly recommended.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band TBC

EPC: TBC

UTILITIES

Gas: TBC

Electric: TBC

Water & Drainage: TBC

Heating: TBC

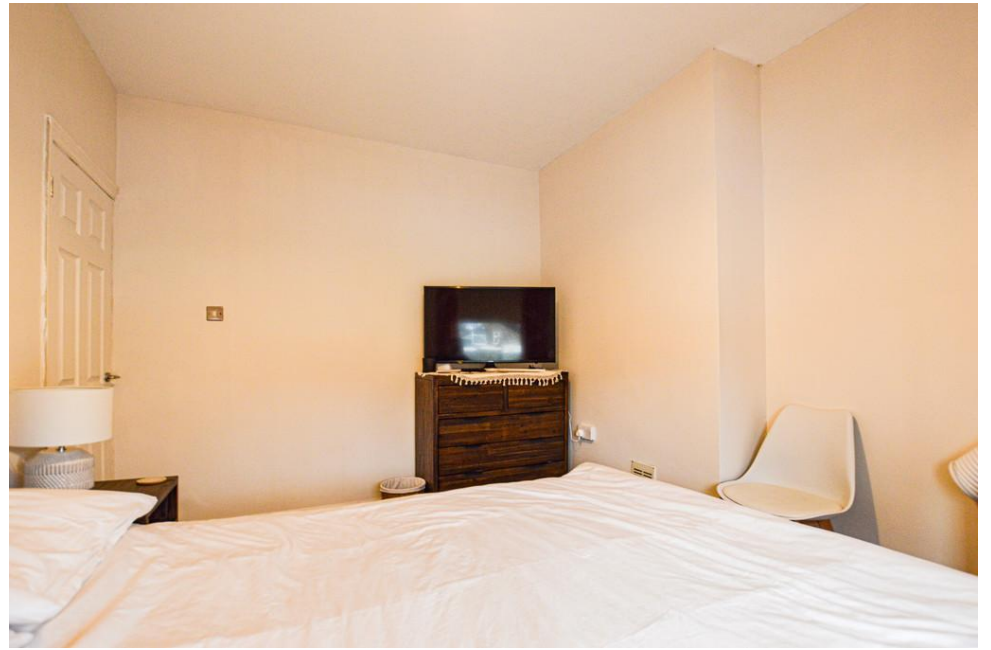
Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G Available - check with your provider.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

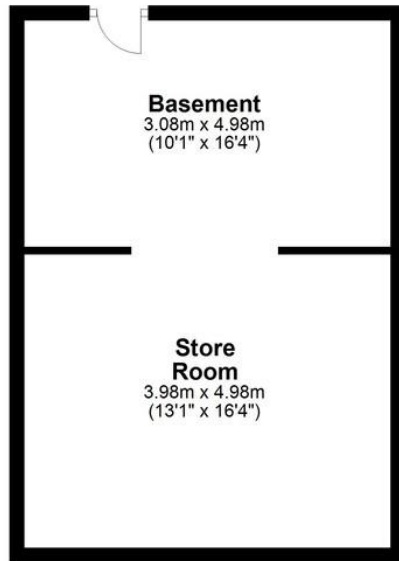






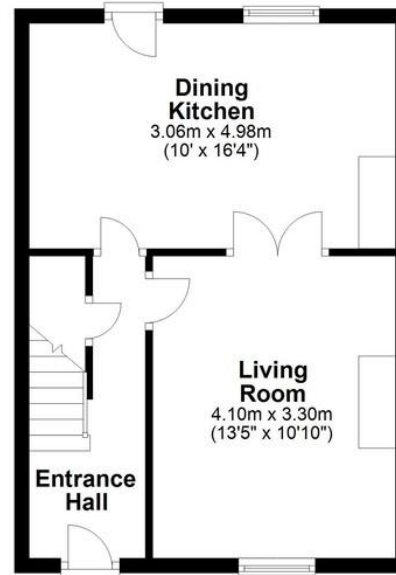
Basement

Approx. 35.7 sq. metres (383.9 sq. feet)



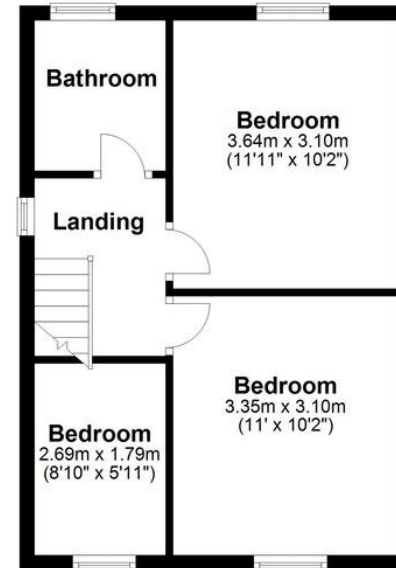
Ground Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.7 sq. feet)



Total area: approx. 107.5 sq. metres (1156.9 sq. feet)