



YORKSHIRE'S
FINEST
HOMES COLLECTION



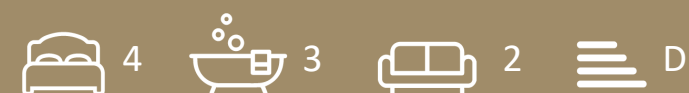
Lowerhouses Lane, Huddersfield

Offers In The Region Of

£450,000

- Fully renovated, modern five-bedroom family home
 - Spacious and well-presented lounge
- Contemporary kitchen/diner ideal for family living and entertaining
 - Versatile study/home office
- Principal bedroom with modern en-suite
 - Large rear garden

A delightful, fully renovated and modern five-bedroom family home offering a spacious lounge, contemporary kitchen diner, separate utility room, downstairs cloakroom, versatile study/office space, principal bedroom with en-suite, three further double bedrooms, and a modern family bathroom. Externally, the property boasts a large rear garden, generous parking to the front, and additional side garden space.



Entrance

A beautifully styled entrance hall finished in modern décor. A deep fitted cupboard provides excellent storage, and a further door leads through to the main lounge.

Lounge

The generously sized lounge is beautifully presented with modern décor and contemporary flooring. Double-glazed windows allow plenty of natural light to flood the room, while the focal point is a stylish modern fireplace, creating a warm and inviting atmosphere.

Study

A versatile downstairs room, ideal for use as a bedroom, home office, playroom, or games room. This room features a striking circular window with pleasant views over the front of the property.

Kitchen / Diner

The recently renovated kitchen diner is a superb entertaining space, fitted with modern wall and base units. There is space for a freestanding cooker, plumbing for a dishwasher, and room for a large fridge freezer. A large dining table can easily be accommodated, making this the perfect setting for family meals and social gatherings. Double doors open directly onto the rear garden, ideal for summer entertaining. A further door leads to a side vestibule, perfect as a boot room, with access to the utility area and cloak room.

Utility Room

The separate utility room mirrors the kitchen units and provides plumbing for a washing machine and space for a tumble dryer. A window overlooks the rear garden, and a door provides direct access to the garage.

Downstairs Cloakroom

A modern two-piece WC, ideal for guests.





First Floor

Stairs rise to a bright and spacious landing, benefitting from a large, double-glazed window with views to the front.

Principal Bedroom

A spacious double bedroom located at the rear of the property, enjoying views over the garden. The room is beautifully styled and benefits from a modern en-suite comprising a walk-in shower, wash basin, and low-level WC.

Additional Bedrooms & Bathroom

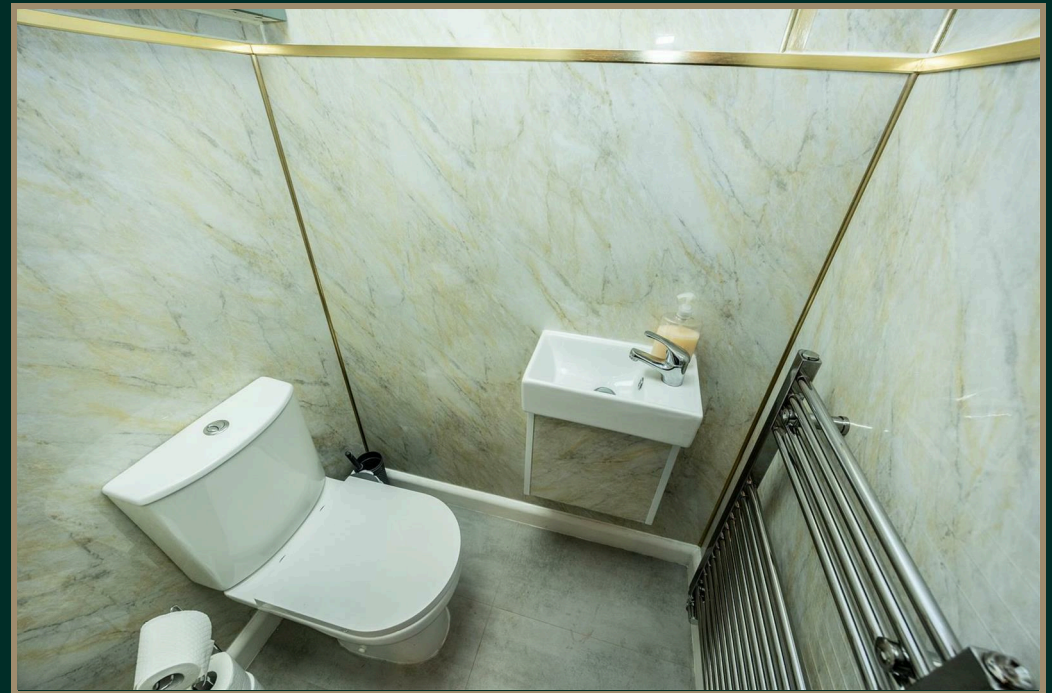
There are three further double bedrooms on this floor, all freshly decorated with newly fitted carpets. The modern family bathroom serves these rooms and comprises a panelled bath with shower over, wash basin, and low-level WC.

Outside

The property sits on a plot of approximately $\frac{1}{4}$ acre. To the front, a sweeping driveway provides ample off-road parking and leads to a garage. This is complemented by a large front garden and an additional side garden, offering scope for vegetable planting or further landscaping. The rear garden is mainly laid to lawn and includes a patio area, mature trees, and established shrubs, creating a private and secluded outdoor space that is ideal for use during the summer months.

Agents Notes

There is also the opportunity to extend further. The proposal is not solely for a garage; it includes a second-floor extension over the existing garage/utility room and entrance, as well as extensions to the side and rear of the house.







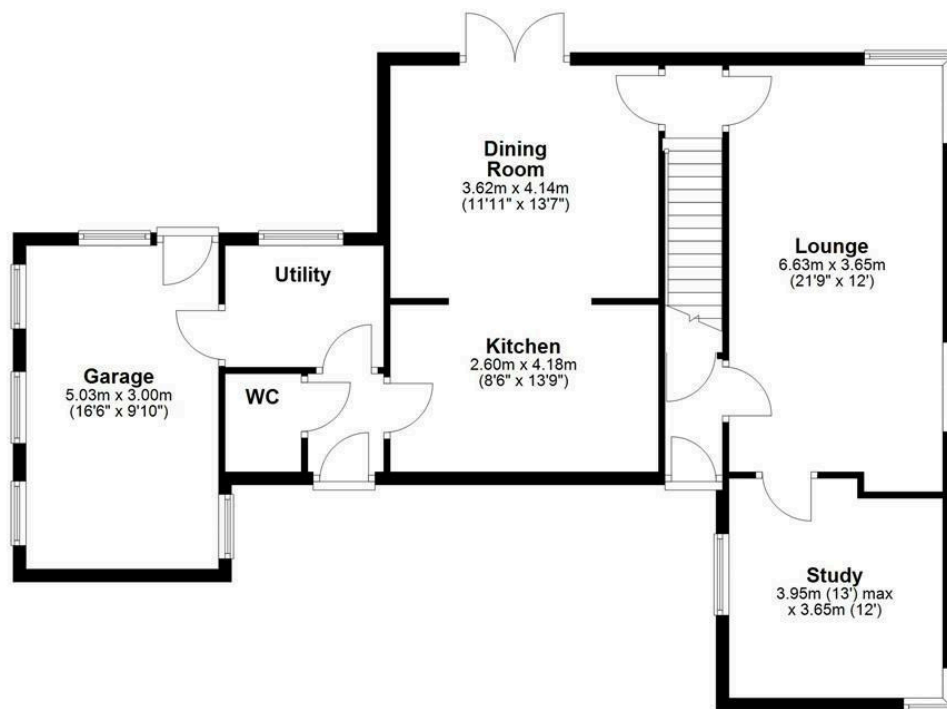






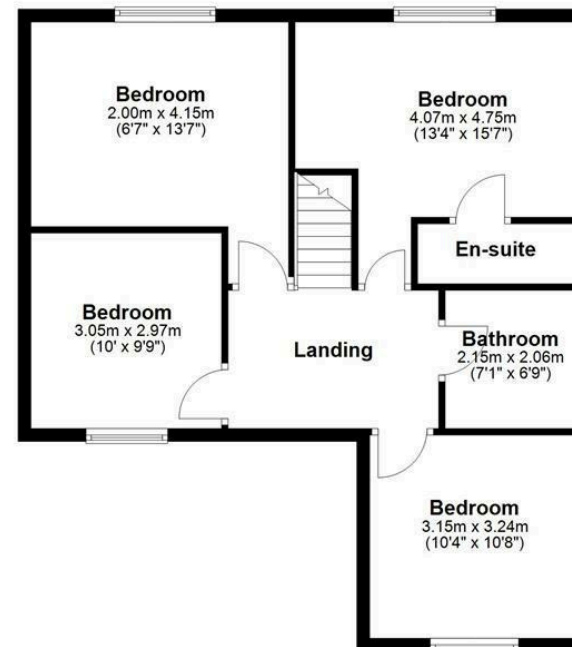
Ground Floor

Approx. 94.2 sq. metres (1014.0 sq. feet)



First Floor

Approx. 66.4 sq. metres (714.7 sq. feet)



Total area: approx. 160.6 sq. metres (1728.6 sq. feet)



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