

FREEHOLD



House - End Terrace (EPC Rating: )

**51 THORPE LANE, ALMONDBURY,  
HUDDERSFIELD, HD5 8TS**

**£140,000**



# 2 Bedroom House - End Terrace located in Huddersfield

A roomy end terrace house, constructed by the local authority in the 1950s period, with concrete walls and an interlocking concrete tiled pitched roof. The property has upvc sealed unit double glazing, and the advantage of a generous side garden with driveway and off road parking. There is scope to create a third bedroom out of the generous main front double bedroom.

## ENTRANCE HALL

Fitted gas wall heater, understairs store, spindled balustrade and stairs to first floor, access door to front, ceiling covings

## SITTING ROOM

12'10" x 11'5"

Fitted gas fire, part stone base, shelving to side, window to front, louvre doors leading into

## DINING ROOM

9'x 8'9"

Ceiling covings, window to rear

## KITCHEN

9'8" x 10'

Single drainer 1½ bowl sink unit, fitted cupboards, drawers, wall units, plumbing for automatic washing machine, integrated dishwasher (not working and in need of replacement), part tiled walls, ceiling striplight, 4 ring electric hob, built in electric oven, access door to side, window to rear plus store cupboard.

## FIRST FLOOR

### LANDING

Gable window, trapdoor access to roof void

### BEDROOM 1

16' x 10'

Plus built in wardrobe with louvre doors, 2 windows to front, scope to divide into two if required

### BEDROOM 2

12' x 8'7"

Plus walk in wardrobe, immersion heater and cylinder cupboard, window to rear

## BATHROOM

6'9" x 5'7"

White suite with paneled bath, TRITON Jade instant electric shower fitting above the bath, fully tiled around the bath, part tiled to remainder, vanity unit, low flush wc, obscure glazed window to rear

## OUTSIDE

Generous gardens to front and side with mature tree, lawn, raised areas, paved driveway with off road car parking, timber fencing, two concrete and rendered attached outbuildings, enclosed triangular paved garden to rear

## TENURE

Freehold (solicitor to confirm).

## SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

## VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email [info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)

## COUNCIL TAX BAND

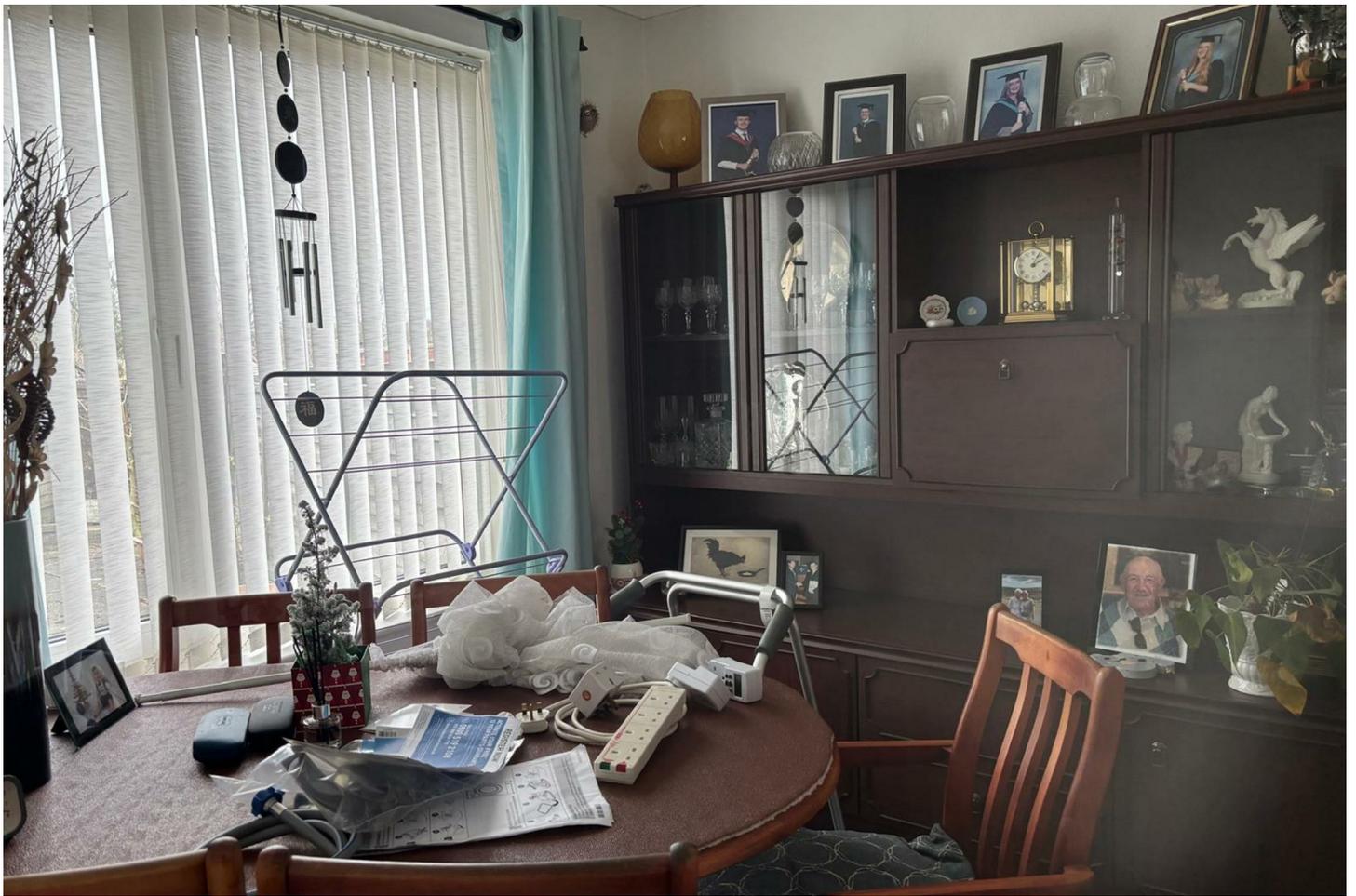
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## ENERGY BAND

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## DIRECTIONS

From Huddersfield proceed along the A642 Wakefield Road from the Sainsbury's supermarket roundabout. Keep in the right hand lane and go through two sets of traffic



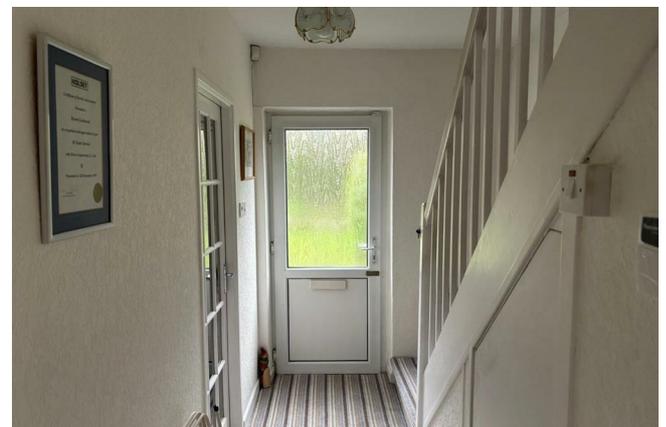
lights and then take the filter lane signposted Almondbury and ascend Somerset Road. Go to the centre of Almondbury and then turn left along the narrow Thorpe Lane. Descend the road for approximately ½ mile and the property will be seen on the left hand side.

#### SOLICITORS

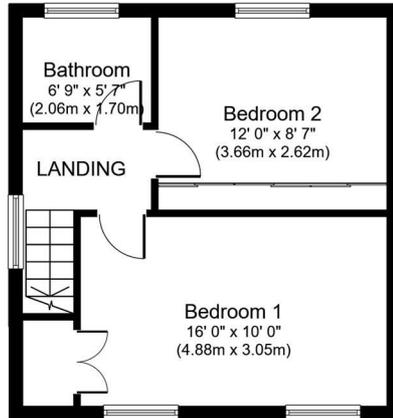
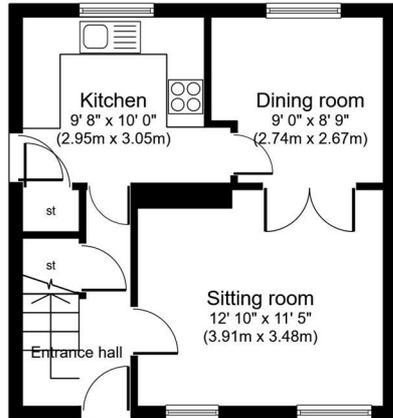
Thorpe & Co, 3 Bagdale, Whitby, YO21 5AG

#### EXTRAS

Carpets and curtains included as seen.



# Thorpe Lane, Almondbury, HD5



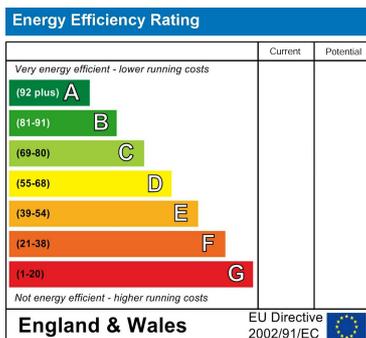
call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

**01484 536 799**

Council Tax Band

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Energy Performance Graph



Call us on

**01484536799**

[info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

