

Long Lane, Huddersfield, HD5 9LH

£180,000

Council Tax Band: A



Open House Estate Agents Huddersfield are proud to present this fantastically sized 3 Bedroomed Property in HD5.

The Property has had a downstairs bathroom installed with a Shower, Basin and WC, along with the attic being fully converted to a compliant 3rd Double Bedroom.

The Property also has a very large rear garden which gives further scope to extend without compromising outdoor space and is complete with its own Apple Tree.

This would make a great Family Home which is ready to move into and use in a very conveniently placed location with Excellent Transport Links and Amenities all within a few minutes from the front door.

Property briefly comprises:

Ground Floor: Entrance, Lounge with LED Spotlight Downlighters, Fireplace, Store under stairs, Kitchen with Waist Height Double Oven, Gas Hob and Extractor, Integrated Dishwasher, Space for Washing Machine, LED Spotlight Downlighters, door to rear of property, Downstairs Wet room with Electric Shower, Wash Basin and WC.

First Floor: Landing with LED Spotlight Downlighters, Master Bedroom, 2nd Double Bedroom, Family Bathroom with Separate Shower Enclosure, Bath, Sink and WC, Separate Staircase to access 2nd Floor 3rd Bedroom

Second Floor: 3rd Bedroom with separate door and staircase access, with Velux Skylight and LED Downlights

Outside: Front has a boundary wall with lawned Front Garden with boundary hedges and bushes, Rear Garden is considerably long with Paved Patio Area on side and at the rear, long lawned area complete with Apply Tree at the utmost rear.

Call us to arrange your viewing - our lines are open 24 hours a day, 7 days a week !!



**Open House Huddersfield**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	