



Hanson Lane  
Huddersfield





## Hanson Lane Huddersfield

Offers In Region Of £105,000

CORNERSTONE ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS CHARMING END-TERRACED, BACK-TO-BACK, STONE-BUILT TWO-BEDROOM PROPERTY, NESTLED IN THE HEART OF THE VILLAGE OF LOCKWOOD. OFFERING FANTASTIC POTENTIAL, THIS HOME IS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS LOOKING TO STEP ONTO THE PROPERTY LADDER OR INVESTORS SEEKING A PROMISING BUY-TO-LET VENTURE.

Priced to sell and requiring some modernisation, this property provides an exciting prospect for buyers looking to add their personal touch.

The accommodation briefly comprises an entrance hall leading into a spacious open-plan living room and kitchen area, with access to a vaulted cellar, ideal for additional storage. To the first floor, there are two well-proportioned bedrooms and a house bathroom.

Externally, the property benefits from an enclosed front garden, offering a private outdoor space to enjoy.

With its desirable location, characterful charm, and great potential, this property is not to be missed!



## ADDITIONAL INFORMATION

Council Tax:A

EPC:TBC

Tenure:Leasehold

Years left on Lease – 990 years

Annual ground rent - £1.37

Parking: On road parking

## UTILITIES

Electric:Mains

Gas:Mains

Water:Mains

Heating:Gas

Broadband:Full Fibre Broadband

Mobile Coverage: 4G/5G 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



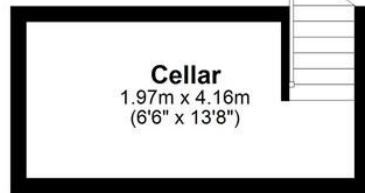






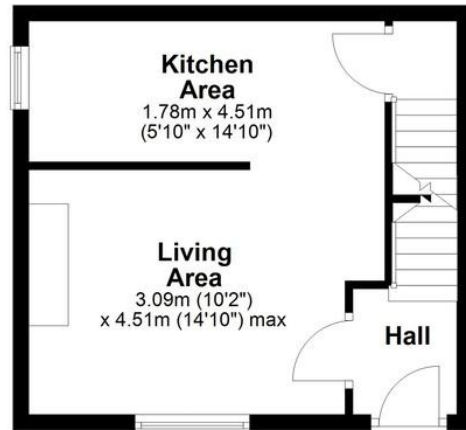
### Basement

Approx. 8.2 sq. metres (88.3 sq. feet)



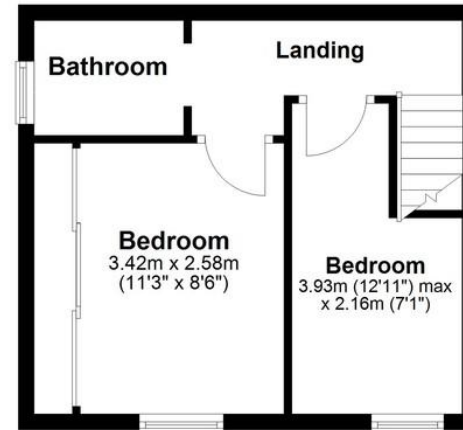
### Ground Floor

Approx. 26.7 sq. metres (287.3 sq. feet)



### First Floor

Approx. 27.0 sq. metres (290.2 sq. feet)



Total area: approx. 61.9 sq. metres (665.9 sq. feet)