



**1 Chapel Lane,
Huddersfield
Price
£155,995**

Larger than average, stone built, semi-detached property with family sized spacious accommodation set over three floors, boasting flagged patio to rear. Set on the edge of pleasant conservation area in the popular village of Golcar, located close to all village amenities and schools, good commuter links to Huddersfield and M62 Motorway. The property boasts recently fitted gas central heated boiler, double glazing, comprises of: Entrance door leading to hallway, well appointed lounge with feature fireplace, a large dining room with Ingle Nook fireplace, access to the keeping cellar and a spacious modern kitchen which accesses to the rear garden area .To the first floor landing a useful snug/office area, two double bedrooms and a very modern house bathroom. To the second floor a useful attic room with Velux window and under eaves storage. Having a contemporary styling with charactered features this property will suit a variety of buyers. To the external a low maintenance, flagged garden to rear with on street parking. Not To Be Missed, viewing are essential, please phone or email us to arrange a viewing now. EPC"D".

1 Chapel Lane, Huddersfield

ENTRANCE DOOR

Entrance Upvc door leading to:-

ENTRANCE HALLWAY

Hallway with staircase rising to the first floor landing, wall mounted radiator, door leading to:-

LOUNGE 14'5 x 14'3 (4.39m x 4.34m)

A recently decorated well appointed modern lounge with Upvc windows to the front aspect providing ample nature lighting. Featuring a modern fire place with railway sleeper mantle and stone hearth, T.v.point, Internet point, Telephone point, wall lighting and ceiling recess spot light. There is also a wall mounted double radiator and folding french doors leading to:-



DINING ROOM 16'7 X 8'7 (5.05m X 2.62m)

This stunning dining room is a delight to entertain in, features an Ingle nook fire place with original stone back and hearth. Boasting uPVC window to the rear aspect, stone arch leading to the kitchen, ceiling spot lighting, wall mounted lighting and gas central heated radiator. There is also access to a cellar via descending staircase:-

INGLE NOOK FIREPLACE





KITCHEN 11'1 X 10'19 (3.38m X 3.53m)

This modern kitchen with uPVC double glazed windows to the rear and side aspect with Upvc door leading to the rear garden. Featuring matching range of base and wall mounted display units in Beech wood effect with satin chrome effect finishings. Contrasting roll edged laminate working surfaces, matching tiled splash backs, an inset stainless steel sink unit with drainer and mixer tap. Integral four ring gas hob and built-in electric double oven with stainless steel extractor hood over, plumbing for a dishwasher and space for a fridge/freezer,,. Finished with panelled ceiling and under unit kicker heater, laminate wood flooring, door leading to:



TO THE FIRST FLOOR LANDING

To the first floor landing, doors leading to all rooms and access to the attic bedroom via Space saver staircase:



SNUG 7'5 X 5'3 (2.26m X 1.60m)

Having space here for a snug or a cosy office with uPVC windows to the front aspect, gas central heated radiator. (you could easily add a sliding door for privacy):-



BEDROOM ONE 14'11 X 10'8 (4.55m X 3.25m)

A well appointed master bedroom with uPVC windows to the front elevation, featuring fitted wardrobes to one wall with build -in spot lights, T.v.point, gas central heated radiator and ceiling spot lighting:-



BEDROOM TWO 11'3 X 8'8 (3.43m X 2.64m)

A second double bedroom with uPVC windows to the rear elevation, built-in storage units to one wall and a wall mounted gas central heated radiator:-



BATHROOM 6'7 X 5'8 (2.01m X 1.73m)

A recently fitted, fully tiled, house bathroom with uPVC opaque double glazed window to side elevation. Featuring three piece bathroom suite in white with chrome effect fittings. Incorporating P-shaped panelled bath with mains fitted water fall shower over and splash screen, wash hand vanity basin with matching draws and a low level flush w/c. Finished with extractor fan and chrome heated towel rail and matching tiled flooring:-



STAIRCASE LEADING TO ATTIC

A door leading to a space saver staircase which rises to the second floor attic room:-

ATTIC BEDROOM 15' X 10'7 (4.57m X 3.23m)

This is a large double bedroom with Velux window to the rear aspect, ample space for storage and under-eaves space, ceiling spot lighting and a wall mounted gas central heated radiator:-



EXTERNALLY

Externally this property offers garden to the front with stone wall boundaries, paved pathed leading to the side elevation to the rear a manly flagged patio with flagged paths, stepped flagged leading to a seating area, perfect for B.B.Qs in the summer months:

