



Applegate  
Properties



- End terraced cottage
- Characterful accommodation
- Two bedrooms
- Period features throughout

**Penistone Road, Huddersfield, HD8 0LF**

**Guide price: £150,000 - £160,000**

A characterful yet modernised two bedroom end cottage, attached garage with loft space and cottage garden on the fringes of popular Kirkburton. No vendor chain.



## PROPERTY DESCRIPTION

Affording most characterful and surprisingly generous accommodation is this attractive end terraced cottage. Being located on the edge of Woodsome valley close to the popular and varied shops and amenities of Kirkburton village, this delightful property may well be of interest to a variety of buyers including the first time buyer, downsizer or landlord investor.

Having a wealth of period features throughout including exposed ceiling beams and stone inglenook fireplace alongside more modern enhancements including double glazing and gas central heating, the property is well presented yet offers further potential to the attached garage and loft space to the rear (subject to relevant consents).

In brief the accommodation comprises: Front Entrance to open Living/Dining/Kitchen, the Living area having exposed beams to ceiling and feature log burning stove set within a stone inglenook fireplace, being open to Kitchen area fitted with a range of contemporary units, breakfast bar, wood block work surfaces, Travertine tiled walls, slate tiled flooring, Belfast sink and space for range style cooker. A door with steps lead down to a useful cellar while a further door gives access to the rear.

A turned staircase leads to the first floor landing with fitted storage and two generous bedrooms, the larger having decorative fireplace and Shower room furnished with a modern three piece suite with feature tiling, walk-in shower and towel rail radiator.

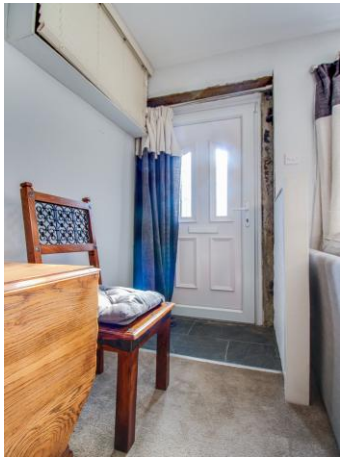
Externally, the property has a small paved fore-garden with front stone boundary wall. A shared lane to the side leads to the rear with access to the attached garage/workshop with limited parking (small car) before it, having remotely operated roller door, power, lighting, plumbing for washing machine with fitted sink and ladder access to an upper level boarded loft space with Georgian style gable window offering further potential (subject to consents). No vendor chain.

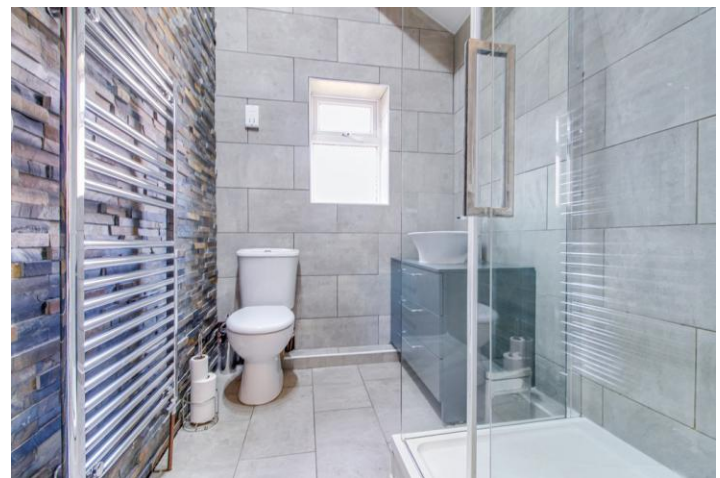
EPC: D

Tenure: Freehold

Council Tax: B

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.





Approx Gross Internal Area  
89 sq m / 955 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

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#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

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