



Applegate
Properties



Moor Lane, Huddersfield, HD4 7JJ

Guide price: £170,000 - £180,000

A most characterful and spacious two bed cottage with delightful gardens occupying pleasant rear position close to village amenities and regarded schooling.

- Attractive mid cottage
- Two double bedrooms
- Characterful interior
- Generous garden



PROPERTY DESCRIPTION

Being tucked away in this pleasant position, yet centrally located for village amenities and schooling is this most attractive mid terraced cottage. Affording characterful and deceptively spacious accommodation which includes two double bedrooms, the property may well be of interest to a variety of buyers including the first time buyer or down sizer.

Having gas central heating, the accommodation briefly comprises: Entrance to Breakfast Kitchen having a range of fitted units, Belfast ceramic sink and access door to useful vaulted cellar, Lounge/Diner being of a generous size and including exposed beams to ceiling, fitted window seat, timber flooring, stive effect living flame gas fire and timber latch door leading upstairs. To the First Floor a generous landing with rear window and loft access hatch leads to two double bedrooms, both having fitted wardrobes and Bathroom furnished with three piece suite and over bath shower.

Externally, the property can be accessed to either side leading to a small paved seating area and steps to front door. Across the shared path can be found a generous garden, being mainly laid to lawn with well stocked borders, timber summer house and pleasant aspect over adjoining allotments to rear.

EPC: D

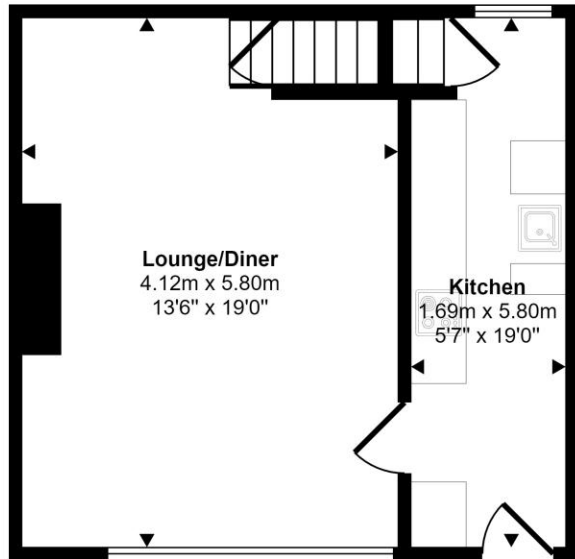
Tenure: freehold

Council Tax: B

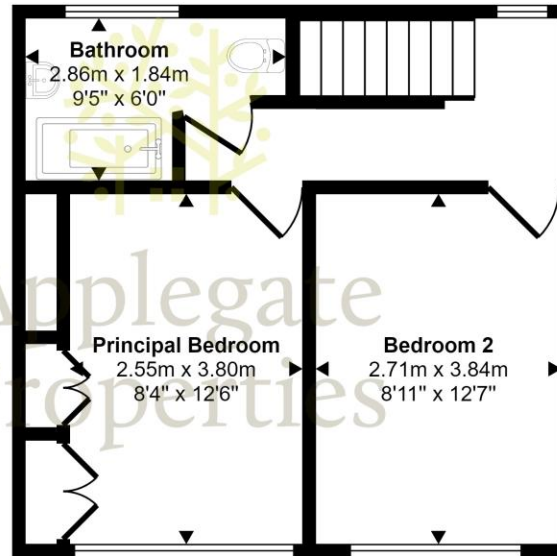
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact 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.



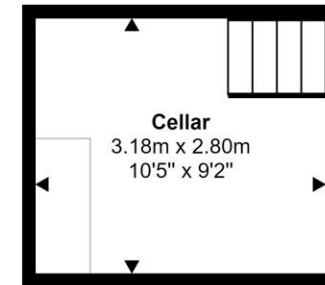
Approx Gross Internal Area
77 sq m / 830 sq ft



Ground Floor
Approx 34 sq m / 367 sq ft



First Floor
Approx 34 sq m / 368 sq ft



Cellar
Approx 9 sq m / 96 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		88 B
69-80	C		
55-68	D	60 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.

Copyright: Drawing by Applegate Properties

Measurements

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.

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.

Copyright

Unauthorised reproduction prohibited

Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED