



Applegate
Properties



- Attractive stone cottage
- Spacious & flexible interior
- Formerly two houses
- Character throughout

Ten Row, Birdsedge, Huddersfield, HD8 8XP Guide Price: £325,000 - £350,000

Formerly two cottages, an extremely spacious and characterful extended four bedroom stone cottage with pleasant gardens and parking in regarded village on fringes of Huddersfield.



PROPERTY DESCRIPTION

Affording extremely deceptive, extended accommodation is this most attractive stone mid cottage. Formerly two properties and being significantly extended to the rear this delightful property now offers very spacious and versatile accommodation which may well suit the needs of the young family. While retaining a wealth of character and period charm throughout including exposed beams, stone flagged flooring and log burning stove, the property offers excellent further potential to decorate and improve to taste.

Being ideally located on the fringes of Huddersfield within popular Birdsedge village, the property has both regarded local schooling and stunning countryside nearby and is also easily accessible for much of West and South Yorkshire and the Motorway network.

In brief the accommodation comprises: Front Entrance Porch including stone flagged flooring, Dining/Reception room again having attractive stone flagged flooring, exposed ceiling beams, inglenook fireplace housing log burning stove, staircase to first floor landing and access to vaulted stone cellar, fitted Dining Kitchen with double doors to garden, Sitting Room with windows to front and rear, access to second vaulted cellar and secondary stairs leading directly to the Principal Bedroom.

To the First Floor a spacious landing leads to four bedrooms, three being double and fourth Study/Box Room and generous House Bathroom furnished with a four piece suite including separate shower and Travertine style tiled surround.

Externally, the property has a delightful cottage garden to the front with stone walled boundary and land opposite currently used by this and neighbouring properties as informal parking. To the rear can be found a good sized lower paved patio garden with further raised lawn and borders.

Tenure: Freehold

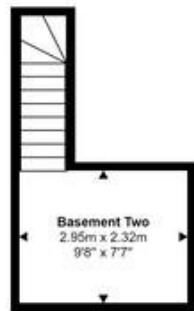
EPC: D

Council Tax Band: C

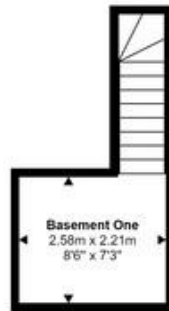
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact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







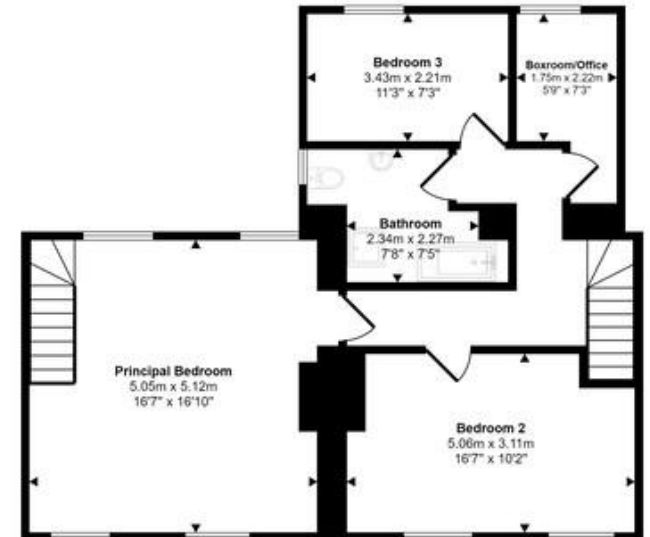
Basement Two
Approx 17 sq m / 185 sq ft



Basement One
Approx 17 sq m / 185 sq ft



Ground Floor
Approx 79 sq m / 848 sq ft



First Floor
Approx 75 sq m / 807 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		81 B
69-80	C		
55-68	D	68 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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED