BUTCHER RESIDENTIAL
DENBY DALE

FOR SALE

200 Lowerhouses Lane, Huddersfield, HD5 8JZ

HOUSE STYLE	Stone-Built Cottage
RECEPTION ROOMS	1
BEDROOMS	2
EPC RATING	TBC
NO VENDOR CHAIN	

CHARMING GRADE TWO LISTED COTTAGE - OF INTEREST TO THE FTB/PROFESSIONAL COUPLE/DOWNSIZER - WITHIN EASY REACH OF THE TOWN CENTRE AND ALSO EXCELLENT FACILITIES IN NEARBY ALMONDBURY - ALSO WITHIN EASY REACH OF CASTLE HILL.

Having been the subject of a detailed renovation scheme approximately 12 years ago, this charming cottage provides accommodation of excellent proportions, including two open plan living/dining space with an open plan aspect to the kitchen area. Further benefiting from gas fired central heating and secondary double-glazing, its position places it within easy reach of the town centre, as well as the delightful countryside in nearby Castle Hill. The accommodation on offer comprises: entrance vestibule, open plan living/dining/kitchen, cloakroom/WC, two first floor double bedrooms, bathroom with white suite and double width parking apron to front.

Offers in excess of £99,950

Zoopla.co.uk rightmove.co.uk PrimeLocation

Butcher Residential (Denby Dale) 361 Wakefield Road, Denby Dale, HD8 8RP
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www.butcherez.co.uk
Registered office: Britannic House, Regent Street, Barnsley, S70 2EQ. Company no: 09784209

Property Details

GROUND FLOOR

ENTRANCE VESTIBULE
With a full width fitted mattwell at the entrance area, the vestibule provides shelter from the elements upon reaching the property and leads through to the following.

OPEN PLAN LIVING/DINING/KITCHEN
23' 5" x 15' 10" (7.14m x 4.83m) A very well-proportioned open-plan living space which enjoys good levels of natural light provided by the front facing mullioned windows. To the kitchen area, there is a range of beech-effect fronted kitchen units, comprising of: an inset 1½ bowl stainless-steel sink unit with cupboards under, there are further base and wall mounted units and also a good expanse of worktop surfaces. In addition, there are plumbing facilities for an automatic washing machine and the sale will include the integrated Diplomat stainless-steel oven, four-ring gas hob and filter unit. Access is also provided to a useful understairs store, whilst to the lounge area is a TV aerial point and also wiring for Virgin Media cable television. There are also two radiators within the room and a newly installed boiler.

CLOAKROOM/WC
4' 7" x 4' 10" (1.4m x 1.47m) Providing a two-piece suite in white, comprising of: a pedestal wash-hand basin and a low-flush WC. There is also an extractor fan, a radiator and tiling to the floor. From the lounge area, a return staircase rises to the first floor.

FIRST FLOOR

BEDROOM ONE
11' 7" x 11' 4" (3.53m x 3.45m) With two front facing windows, exposed ceiling beams, a useful bulk-head storage cupboard and a single panel radiator.

BEDROOM TWO

11' 0" x 10' 2" (3.35m x 3.1m) This second double bedroom is once again positioned to the front of the property and provides a single panel radiator, whilst also displaying an exposed ceiling beam.

BATHROOM

6' 4" x 5' 8" (1.93m x 1.73m) Having part tiling to the walls with further tiling to the floor and providing a three-piece suite in white, comprising of: a panelled bath with a shower screen and mixer tap/shower attachment, a pedestal wash-hand basin and a low-flush WC. There is also a radiator, extractor fan and a number of ceiling downlighters.

LANDING

With a single panel radiator and also a loft-access facility.

OUTSIDE

To the front is an open-plan full width parking apron, capable of accommodating two vehicles.

SERVICES

All mains are laid to the property.

HEATING
A gas fired central heating system is installed.

DOUBLE-GLAZING
The property benefits from secondary double-glazing.

TENURE
We are awaiting confirmation of the tenure of the property.

DIRECTIONS
Post Code for Sat Nav purposes: HD5 8JZ

IB/RP
BROCHURE NOT YET VERIFIED BY VENDOR.

For More Information please contact our office on 01484 943020, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at denbydale@butcherez.co.uk

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