



Town End, Almondbury, Huddersfield

PRICE: £175,000

- SPACIOUS ACCOMMODATION
- 2 DOUBLE BEDROOMS
- NO UPWARDS CHAIN
- POTENTIAL OFF ROAD PARKING
- GARDEN
- SOUGHT AFTER LOCATION
- LOCAL SERVICES & FACILITIES

A delightful double fronted stone built cottage offering spacious accommodation with an enclosed garden to the rear, with potential off road parking and a sought after position within walking distance of local amenities.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

## Accommodation Comprises

A delightful double fronted cottage offering two double bedroom accommodation; offering generous proportions and whilst in need of cosmetic modernisation does benefit from gas central heating and double glazing. The property has an enclosed garden to the rear elevation, potential off road parking and is situated within walking distance of local shops and open countryside. Offered to the market with immediate vacant possession.

## GROUND FLOOR

### RECEPTION HALL

A double glazed entrance door opens to the reception hallway which has a radiator and a staircase to first floor level.

### LOUNGE

15' 3" x 12' 2" (4.65m x 3.71m)

A well proportioned versatile room with a walk in double glazed bay window to the front aspect, exposed beams to the ceiling, a radiator and rustic brick fireplace with a gas fire.

### DINING ROOM

15' 3" x 11' 3" (4.65m x 3.43m)

Has a double glazed window to the front aspect, a radiator, exposed beams to the ceiling and a stone fireplace to the chimney breast.

### BREAKFAST KITCHEN

10' 0" x 9' 3" (3.05m x 2.82m)

Has double glazed windows to two aspects, a radiator and spot lighting to the ceiling. This room has a fitted gas fire and is presented with furniture comprising base and wall units with matching drawers and work surfaces incorporate a single drainer one and half bowl sink unit with a mixer tap over. Appliances include an integral oven and grill with a four ring hob and extractor hood over whilst having space for a fridge.

### REAR HALLWAY

Has a quarry tiled floor with a double glazed entrance door opening to the side aspect of the house. A cloakroom is presented with a two piece suite consisting of a low flush W.C. and a wash hand basin. The room has full tiling to the walls and floor, a radiator, and a double glazed window.

### CELLAR

Externally accessed.; a useful keeping cellar which has two rooms, plumbing for a washing machine and houses the central heating boiler.

## FIRST FLOOR

### LANDING

A spacious landing providing access to the loft space.

### BEDROOM ONE

16' 6" x 11' 9" (5.03m x 3.58m)

Measuring 11'9 x 9'5 extending to 16'6. Has two double glazed windows to the front aspect, a radiator and fitted wardrobes to one wall.

### BEDROOM TWO

15' 3" x 12' 0" (4.65m x 3.66m)

A front facing double room with a radiator, a double glazed window and fitted wardrobes to one wall.

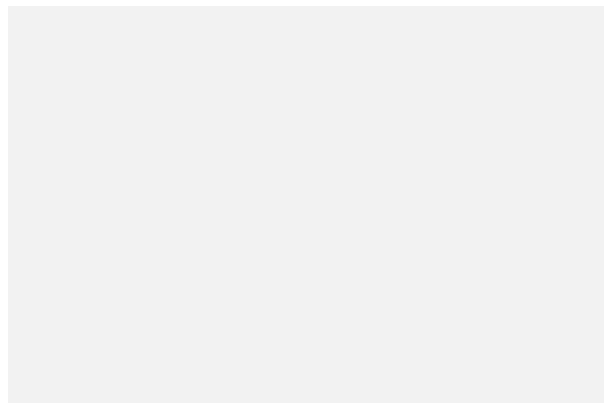
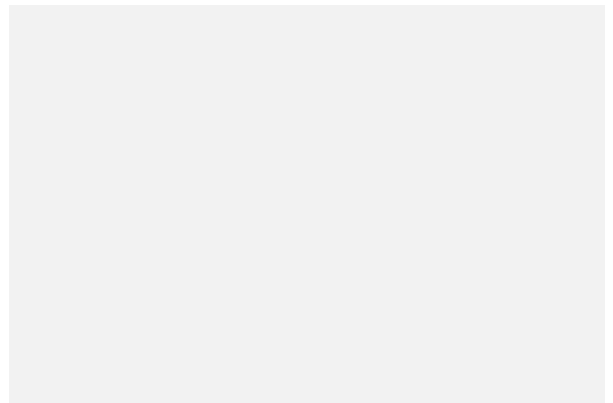
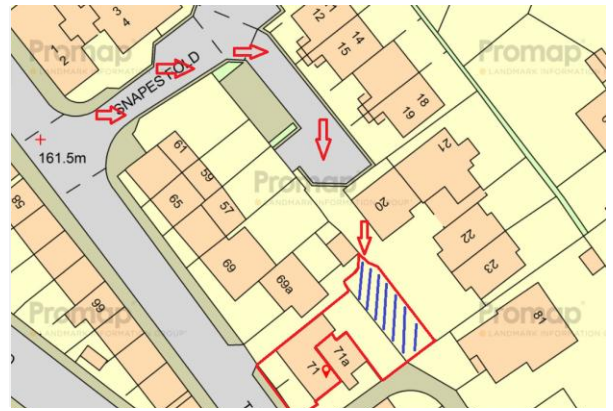
### EXTERNALLY

To the front aspect of the property is a forecourt garden set within a stone walled boundary. To the rear aspect of the house is a well proportioned low maintenance garden and access to the cellar.

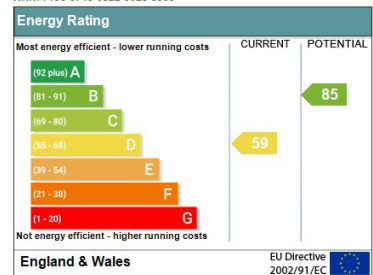
### ADDITIONAL INFORMATION

A Freehold property with mains gas, water, electricity, and drainage.





Address: 71 TOWN END, ALMONDBURY, HUDDERSFIELD, HUDDERS...  
 RRN: 7190-6740-0322-3028-3903

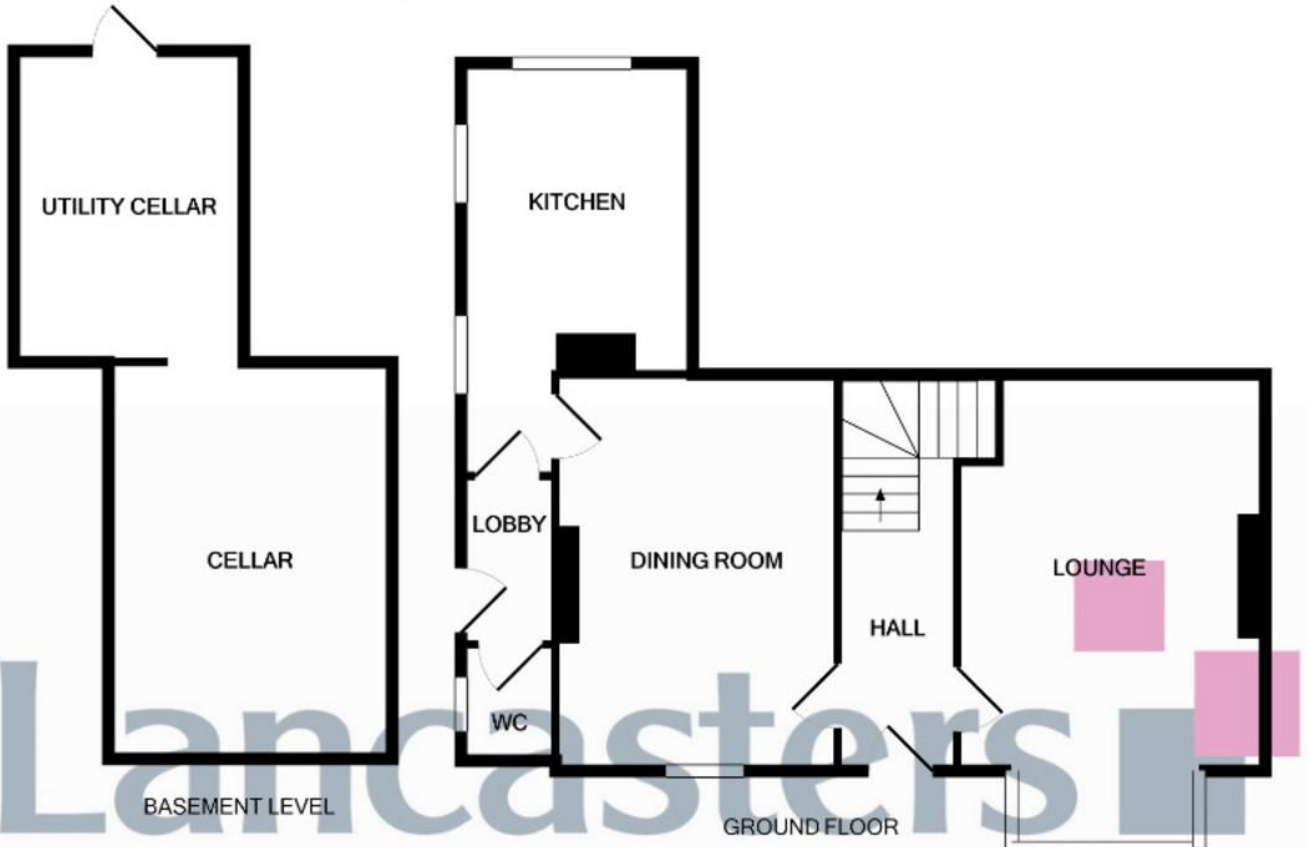


### IMPORTANT NOTE

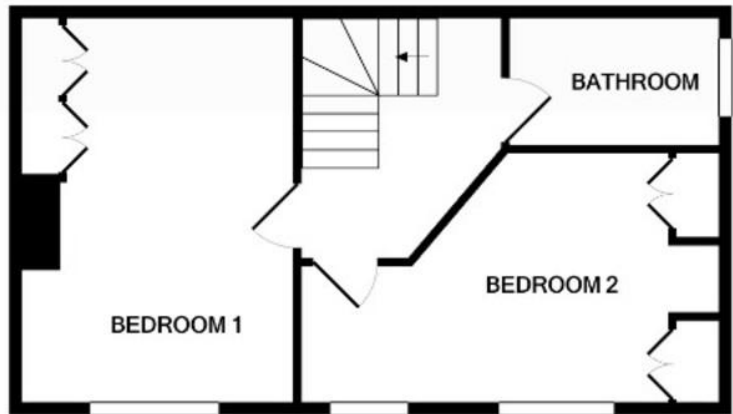
MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

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**FLOORPLAN**



Lancasters  
PROPERTY SERVICES



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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