



Applegate
Properties



- Charming end cottage
- One double bedroom
- Characterful interior
- Tucked away position

Wood End Road, Huddersfield, HD4 7PF

Offers In Region Of: £135,000

A charming one bed (formerly two) end stone cottage with garden in idyllic tucked away position with elevated views.



PROPERTY DESCRIPTION

Welcome to Wood End Road, a charming one-bedroom stone character cottage, perfectly situated in an idyllic and tucked-away position with elevated views and a delightful cottage garden.

Despite its tranquil setting, this property is conveniently close to Huddersfield, the Holme Valley, and the amenities in Armitage Bridge, making it an ideal choice for first-time buyers or those looking to downsize.

This former two-bedroom cottage has been thoughtfully reconfigured to create a spacious and inviting home. The ground floor features a fitted kitchen, cosy living room, complete with a log-burning stove, provides a warm and welcoming atmosphere, perfect for relaxing evenings.

Additional storage is available in the useful cellar store, and a rear lobby offers extra convenience and access to rear garden. Upstairs, the generous double bedroom, which was formerly two separate bedrooms, now offers ample space and includes a study area, making it a versatile living space. The en suite bathroom is well-appointed with modern suite, ensuring comfort and privacy.

The exterior of the property is equally charming, with cottage gardens that are perfect for enjoying summer seating and outdoor relaxation. The garden space enhances the property's appeal, offering a peaceful retreat with beautiful views.

Informal, allocated parking is available on a nearby lane (buyers advised to confirm usage prior to purchase).

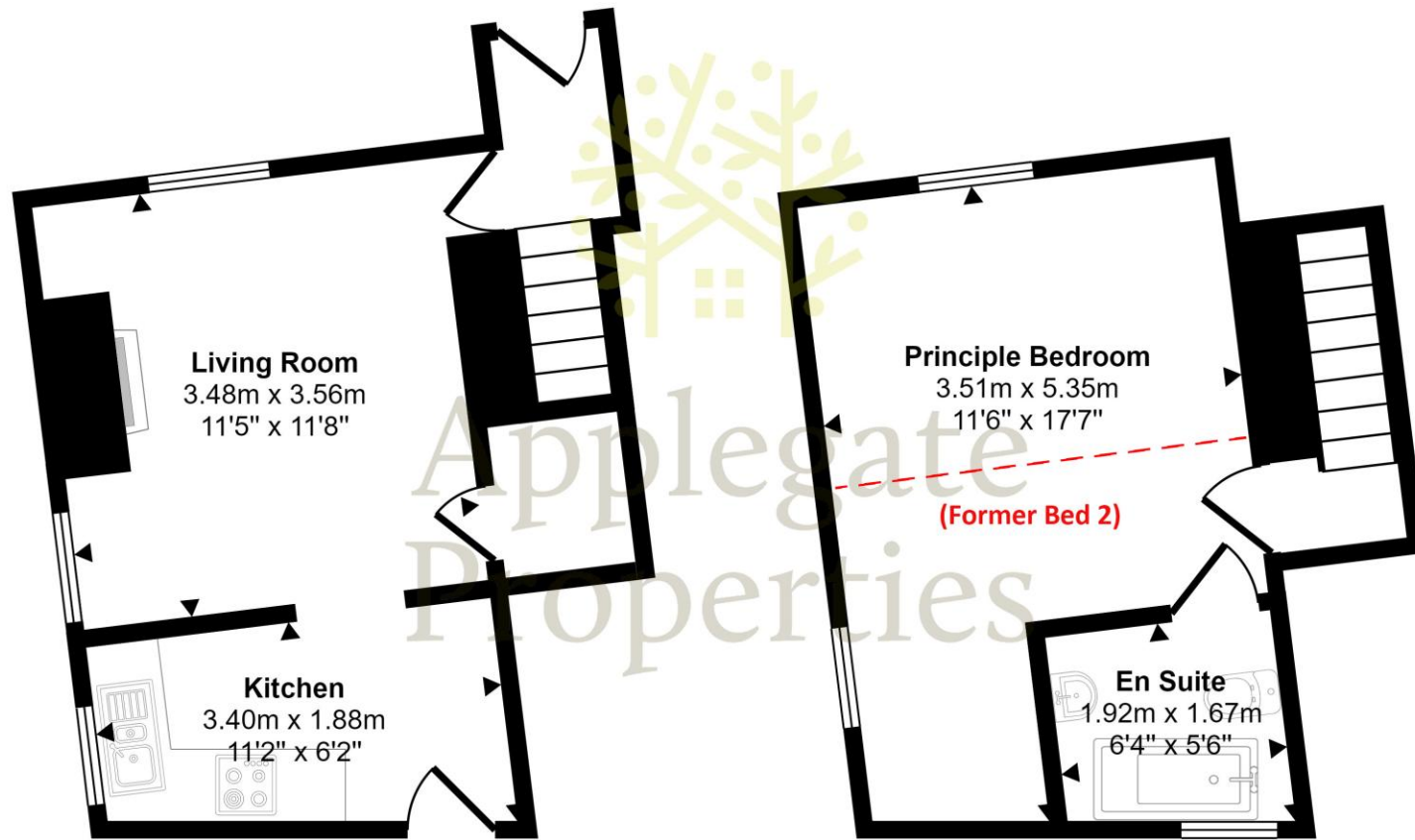
MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

EPC: D
Tenure: Freehold
Council Tax: A

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
46 sq m / 492 sq ft



Ground Floor

Approx 24 sq m / 255 sq ft

First Floor

Approx 22 sq m / 237 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		89 B
69-80	C		
55-68	D	65 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

Saturday – 9.00am – 4.00pm

Sunday - CLOSED