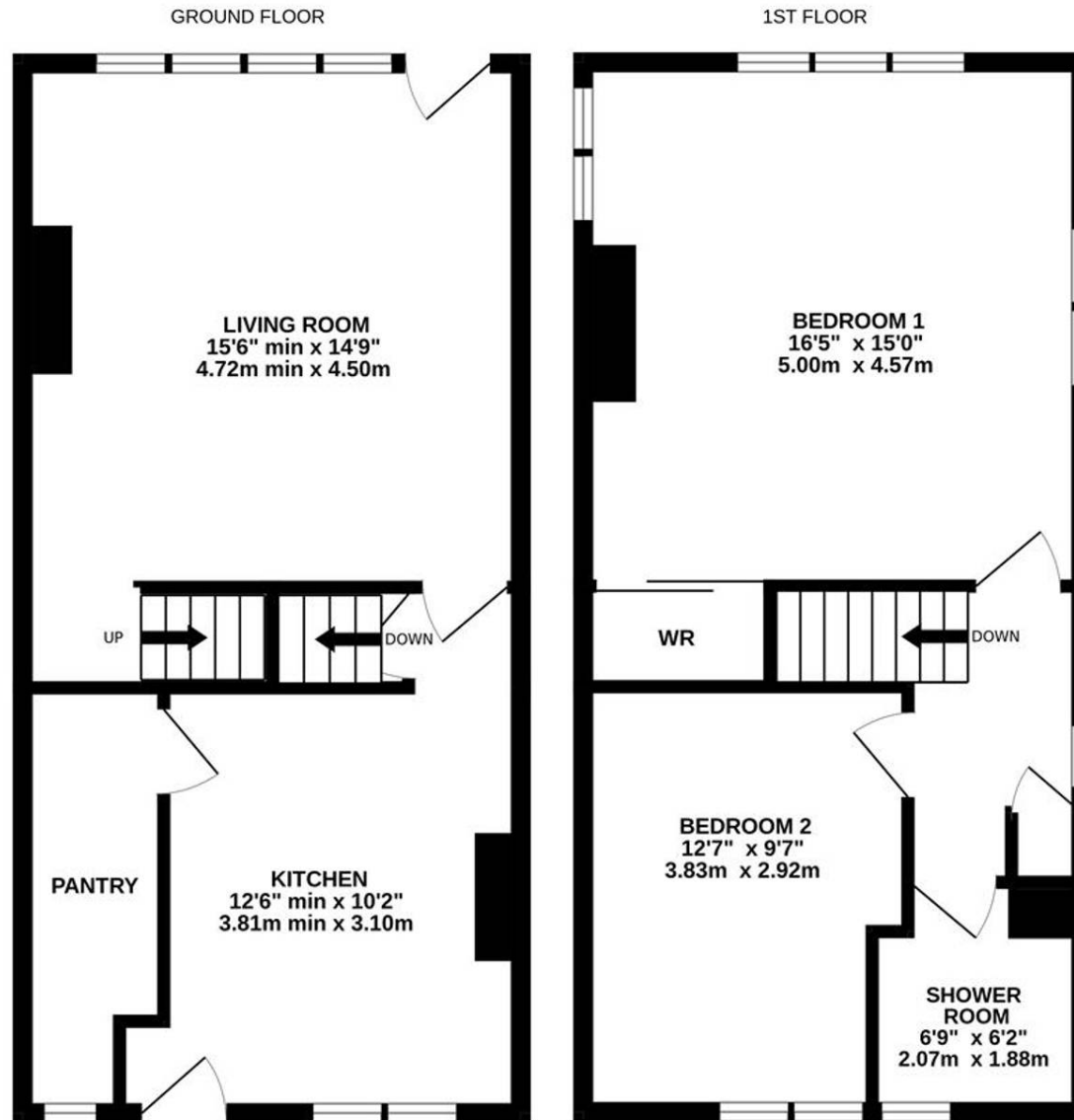




Thorpe Fold, Finthorpe Lane, Almondbury
Huddersfield

Offers in Region of **£225,000**



FINTHORPE LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Thorpe Fold, Finthorpe Lane

Almondbury, Huddersfield

Council Tax band: B

Tenure: Freehold

- Grade II listed semi-detached cottage
- Available with vacant possession
- Lovely large gardens with an orchard



ENTRANCE

A timber and braced door opens into the living room.

LIVING ROOM

Dimensions: 4.72m min x 4.50m (15'6 min x 14'9). As the dimensions indicate this is a nicely proportioned reception room which has a bank of stone mullioned timber and glazed windows, there is a beamed ceiling, delph rack, two central heating radiators and as the main focal point of the room there is a stone fireplace with inset display niches and home to a coal effect gas fire which rests on a Westmorland slate hearth and to the right hand side of the chimney breast there is a TV plinth with recess and timber mantle. There is a ceiling light point, four wall light points and to one side a staircase rises to the first floor. To the rear of the living room a timber and braced door gives access to the dining kitchen and also to the cellars.

DINING KITCHEN

Dimensions: 3.81m x 3.10m (12'6 x 10'2). This has a stone mullioned timber and glazed windows which look out across the garden and with some lovely views beyond, there is a beamed ceiling, two ceiling light points, two central heating radiators and having base cupboards with contrasting overlying worktops with an inset single drainer sink with chrome mixer tap and tiled splashbacks, gas cooker point, plumbing for automatic washing machine and to one side a timber and braced door gives access to a pantry.

PANTRY

Dimensions: 3.81m x 1.27m (12'6 x 4'2). This has a timber and glazed window, beamed ceiling with ceiling light point, and fitted shelving.

BASEMENT

This is accessed from a lobby to the side of the kitchen with stone steps leading down to a barrel-vaulted cellar with stone flagged floor, stone table and well.

FIRST FLOOR LANDING

With a ceiling light point, timber and glazed window to the gable, linen cupboard which houses a well



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With a ceiling light point, timber and glazed window to the gable, linen cupboard which houses a wall mounted Ideal





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GARDEN

To the front of the property there is a small triangular gravelled section with timber hand gate and two steps leading down to a flagged pathway giving access to the main entrance. To the left hand side, a timber hand gate gives access to the driveway and rear garden immediately to the rear of the cottage there is a flagged patio and outside cold water tap, beyond this there is a generous shaped lawned garden with planted trees, flowers and shrubs together with a greenhouse, timber garden shed and adjacent to this divided by conifers and a dry stone wall there is a small orchard. The property offers space to extend and to create additional parking subject to planning and listed building consent.

OFF STREET

1 Parking Space

To the left-hand side of the cottage there is a timber gate which opens on to a flagged and gravel driveway.





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