

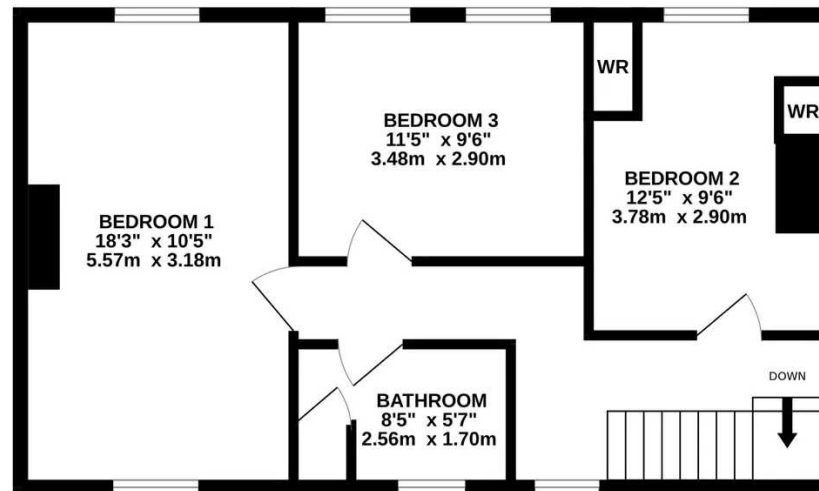
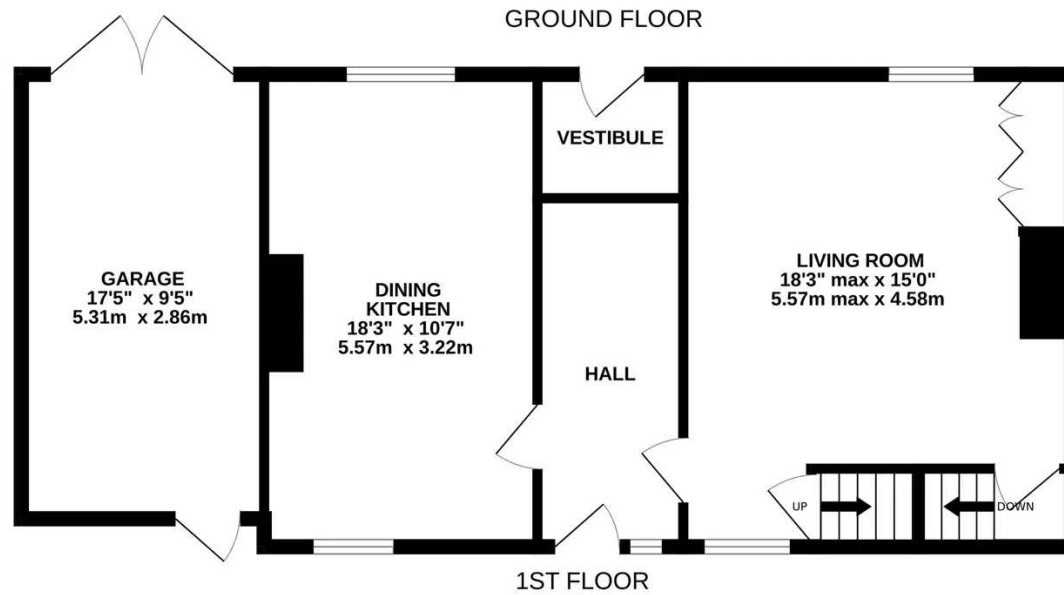
Simon Blyth

ESTATE AGENTS



2 Prospect Place, Outlane
Huddersfield

Offers in Region of **£500,000**



PROSPECT PLACE

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2 Prospect Place

Outlane, Huddersfield

A stunning double fronted stone built Cottage with an award winning garden including a summer house, wild life pond and beautiful hay meadow There is also a copse with stream sighted just below the meadow, all in all totalling just over 3 acres.

Much care and attention has been lavished on this cherished home both inside and out making this a rare opportunity to acquire something very special at this price point.

The accommodation is served by a gas central heating system, PVCU double glazed sash windows and briefly comprising to the ground floor entrance vestibule, entrance hall, living room with a feature brick floor from the Normanton Brick Co., dining kitchen with stone flagged floor and Shaker units complimented by granite worktops and a host of integrated appliances. Basement with vaulted keeping cellar. First floor landing leading to three bedrooms and bathroom. Externally there is also a driveway and single garage. The gardens feature two greenhouses in addition to the summer house, a lean to garden store/workshop and a variety trees, flowers, shrubs and vegetable plot.





Ground Floor

A timber panelled door opens into a entrance vestibule, this has a etched double glazed window above, stone flagged floor, central heating radiator, cloaks rail and ceiling light point. From here a timber panelled and leaded stained glass door opens into the entrance hall.

Entrance Hall

The entrance hall has a beamed ceiling with ceiling light point, central heating radiator, stone flagged floor and a timber and sealed unit double glazed door giving access to the rear garden. From the hallway access can be gained to the following:-

Living Room

18' 3" x 15' 0" (5.56m x 4.57m)

As the dimensions indicate this is a generously proportioned reception room full of character with a timber and beamed ceiling, exposed stonework and a lovely brick floor with the bricks originating from the Normanton Brick Co. As the main focal point of the room there is a feature fireplace with carved mahogany surround with brick and cast iron inset with working fire. To the left hand side of the chimney breast there are fitted cupboards, there are two central heating radiators, PVCU double glazed sash windows to front and rear elevations. To one side a door gives access to a stone staircase which rises to the first floor and beneath this a further door provides access to a barrel vaulted keeping cellar.



Cellar

This barrel vaulted and has a stone flagged floor and storage niches.

Dining Kitchen

18' 3" x 10' 7" (5.56m x 3.23m)

Another well proportioned room which has PVCU double glazed sash windows to both front and rear elevations providing plenty of natural light, there is a beamed ceiling, exposed stonework, feature stone fireplace which is home to a multi fuel stove with convection heat and this rests on a slate tiled hearth. There is a stone flagged floor and a range of Shaker style base and wall cupboards, drawers, these are painted in "long weekend" and complimented by contrasting overlying Granite worktops with matching splashbacks. All visible appliances are Neff and comprise a four zone flex induction hob with extractor hood over, stainless steel pyrolytic fan assisted oven, stainless steel combination microwave oven, dishwasher and integrated Beko fridge and frost free freezer. There is an inset stainless steel sink with chrome mixer tap and concealed lighting beneath the wall cupboards.







First Floor Landing

With a spindle balustrade, central heating radiator, part timber panelled ceiling and sections of timber panelled walls, two ceiling light points and loft access. From the landing access can be gained to following rooms:-

Bedroom One

18' 3" x 10' 5" (5.56m x 3.18m)

A generous double room with PVCU double glazed sash windows to both front and rear elevations, there is a timber ceiling with ceiling light point, exposed polished and stained floorboards, two central heating radiators and chimney breast with decorative black cast iron fireplace.

Bedroom Two

12' 5" x 9' 6" (3.78m x 2.90m)

A double room with a PVCU double glazed sash window, timber ceiling and ceiling light point, chimney breast and having fitted wardrobes, storage cupboards and central heating radiator.

Bedroom Three

11' 5" x 9' 6" (3.48m x 2.90m)

Double room with two PVCU double glazed sash windows, timber ceiling with ceiling light point and central heating radiator.

Bathroom

8' 5" x 5' 7" (2.57m x 1.70m)

With a timber ceiling and ceiling light point, chrome heated towel rail incorporating column radiator, PVCU frosted double glazed sash window, fitted floor to ceiling cupboard and suite comprising cast iron bath, period hand wash basin and Japkap high flush w.c.



GARDEN

To the front the property is approached through stone gateposts with stone steps rising to a stone flagged and gravel pathway leading to the main entrance. To either side of this there are planted with Iris, Lavender, Allium, Christophii and "Angels Fishing Rod". To the rear there is a lean to store/workshop (12'2" x 6'5") this has a timber and glazed door, power and light. The rear garden up to the summer house is approx 75m in length and both garden and vegetable garden have been organically managed. There are a variety of trees, flowers and shrubs which have been designed to attract wildlife noticeable mention should be made of soft fruit trees including Espalier apples, cherry trees and Medlar. There is a timber and glazed summer house measuring (10'0" x 8'0"). This has twin timber and glazed doors which open onto an area of timber decking which in turn overlooks an ornamental wild life pond and with a lovely aspect beyond over the hay meadow. There is also a copse with a stream sighted just below the meadow.

Driveway

To the right hand side of the property there is a gravelled driveway which provides off road parking and in turn leads to an attached garage.

Garage

17'5" x 9'5" with twin timber and glazed doors, courtesy door, power, light and mezzanine storage area.

Directions

Using satellite navigation enter the postcode HD3 3FL





VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878.

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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