



Penny Spring Cottage, 10 Kidroyd, Almondbury, Huddersfield, HD5 8JJ

Offers Over £250,000

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This stunning, 3 bedroom stone built end cottage property is situated in this peaceful and secluded setting, adjacent to Penny Spring woods which is a natural haven for wildlife.

The cottage itself provides spacious family sized accommodation, with modern fitted kitchen and bathroom, gas fired central heating and uPVC double glazing. Having original feature stone fireplace to the Lounge and with formal gardens to both the front and side of the property, there are also further sections of lawned garden and parking adjacent which are rented from Kirklees Council.

Only by a personal inspection can one truly appreciate the size, features and stunning setting of this outstanding stone built cottage.

Energy Rating: D





GROUND FLOOR:

Enter the property through a stone covered entrance porch, which in turn gives access to the composite external door with sealed unit double glazed panels.

Entrance Hall

Lounge

16'6" x 13'0" (5.03m x 3.96m)

Beautifully presented with original stone fireplace housing the gas and coal effect living flame stove which is recessed into the chimney breast with heavy stone cheeks, mantel and hearth. There are uPVC double glazed windows to both front and rear, with window shutters and there is also a central heating radiator.

Dining Kitchen

16'5" x 9'7" (5.00m x 2.92m)

Fitted with a range of matching modern oak fronted wall and base units with granite work surfaces and upstands, 1.5 bowl ceramic sink unit with mixer tap and side drainer, uPVC double glazed windows to both front and rear, a 5 ring gas Rangemaster cooker with built-in-

oven and grill beneath, together with an overhead extractor fan and light. There are a range of integrated appliances including fridge freezer, dishwasher and washing machine, together with a peninsula breakfast bar with granite work surface, central heating radiator, tiled flooring and beam effect ceiling. A staircase descends to the lower ground floor.

LOWER GROUND FLOOR:

A useful storage cellar which has space for a dryer.

FIRST FLOOR:

Landing

With a spindlerail balustrade, dado rail decor and a central heating radiator. There is also a loft access point with retractable ladder.

Master Bedroom

15'6" x 9'1" max inc wardrobes and bulkhead (4.72m x 2.77m max inc wardrobes and bulkhead)

Fitted with a range of fitted furniture including 6 door wardrobes with hanging and shelving



facilities, drawer units and bulk-head storage cupboard. There is a central heating radiator and 2 uPVC double glazed windows overlooking the adjacent woodland and fitted with shutters.

Bedroom 2

9'9" x 8'7" (2.97m x 2.62m)

Situated to the rear of the property, with a peaceful wooded aspect through the uPVC double glazed window. There is a central heating radiator and window shutters.

Bedroom 3

10'2" x 7'8" (3.10m x 2.34m)

With a wooded aspect and situated to the rear of the property. There is a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece white suite comprising low flush WC, pedestal wash basin and panelled bath with chrome mixer taps and overhead shower with shower screen. There is full tiling to both the walls and floor, a uPVC double glazed window and ladder style radiator.

OUTSIDE:

There are formal flagged cottage gardens with seating areas to both the front and side.

LEASED GARDEN:

Opposite the access lane there are tiered lawned gardens and 2 parking spaces, which are rented from the local authority. We would advise all prospective purchasers to make their own enquiries regarding the transfer of the current rental agreement to any new owner of the property.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629), at the traffic lights keep right and proceed up Somerset Road. Follow the road up and at the mini roundabout turn right into Longley Road and then immediately left into Kidroyd where the property will be found at the end of the terrace.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

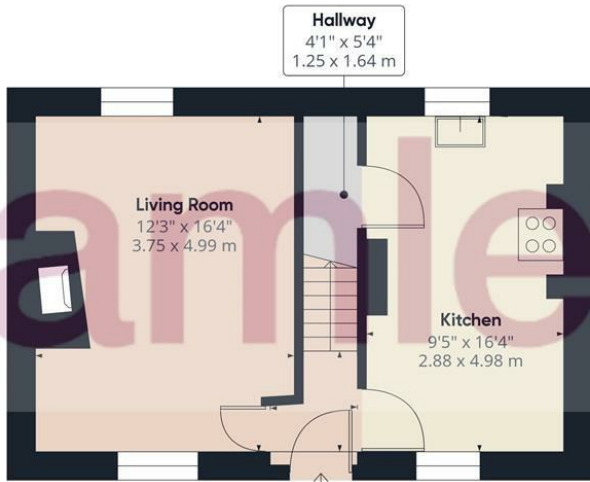
VIEWINGS:

Please call our office to book a viewing on 01484 530361.

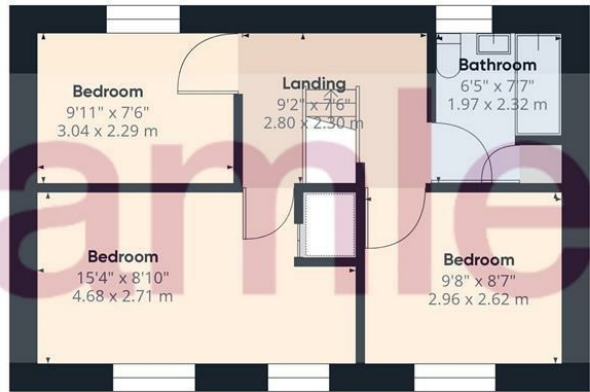








Floor 0



Floor 1

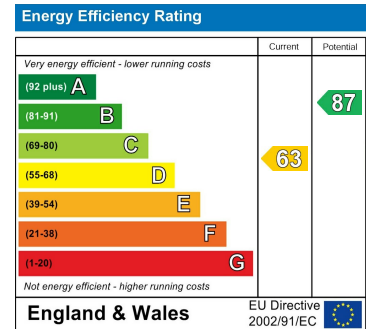
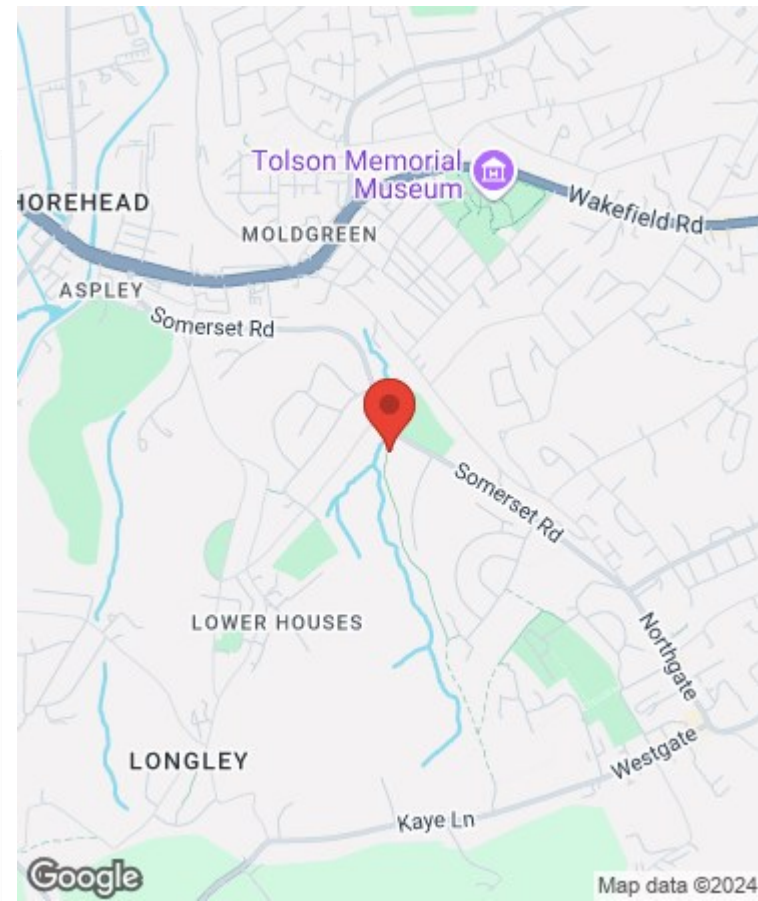
Approximate total area⁽¹⁾
814.29 ft²
75.65 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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