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16 Haw Cliff Lane

Thurstonland, Huddersfield, HD4 6TG

A rare opportunity to purchase this deceptively spacious three double bedroom contemporary cottage in the heart of this picturesque hill top village just a short walk from the primary school and popular village dining pub. The property has countryside views to both front and rear and a lovely large rear garden with under house work shop/store, off road parking and garage. Briefly comprises porch, hallway, WC, lounge, open plan dining room and kitchen with separate utility. To the first floor are three double bedrooms and a large modern four piece bathroom with shower and bath. New carpets to the lounge and stairs, and neutral colour scheme throughout, makes the property ready to move into.

O.I.R.O £400,000

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- DECEPTIVELY SPACIOUS THREE BEDROOM COTTAGE IN THE HEART OF THURSTONLAND
- EXTENDED OPEN PLAN DINING KITCHEN AND SEPARATE UTILITY
- SHORT WALK TO THE PUB AND PRIMARY SCHOOL
- STUNNING FAR REACHING COUNTRYSIDE VIEWS AND WALKS FROM THE DOOR
- LARGE PRIVATE REAR GARDEN AND UNDER HOUSE WORK SHOP
- BRAND NEW WINDOWS AND ROOF - OFF ROAD PARKING AND GARAGE

Entrance Porch	Bedroom 2
WC	11'2 x 11'4 (3.40m x 3.45m)
7'0" x 2'6" (2.13m x 0.76m)	Bedroom 3
Dining Room	14'2 x 12'10 (4.32m x 3.91m)
13'7" x 8'7" (4.14m x 2.62m)	Family Bathroom
Kitchen	11'1 x 7'3 (3.38m x 2.21m)
11'5" x 9'2" (3.48m x 2.79m)	Workshop
Utility	9'10 x 9' (3.00m x 2.74m)
6'11" x 6'4" (2.11m x 1.93m)	Garage and Parking
Lounge	Garden
13'8 13'11 (4.17m 4.24m)	GENERAL/PLANNING
First Floor Landing	
Master Bedroom	
14'1 x 11'4 (4.29m x 3.45m)	



Directions
Heading into Thurstonland village via Thurstonland Bank, at the top of the hill just after the Rose and Crown pub turn right onto Haw Cliff Lane where the property can be found on the left hand side.



Floor Plan

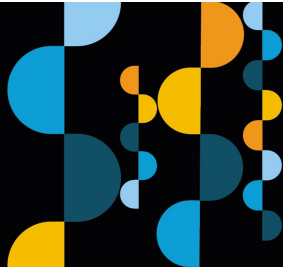
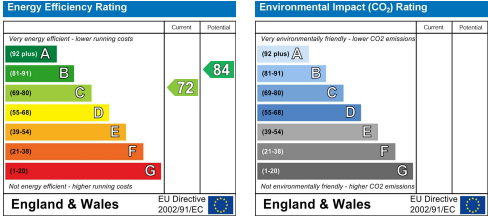


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Total Area: 118.6 m² ... 1276 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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