



Wayside Cottage, 5 Bog Green Lane, Huddersfield, HD5 0PW



SHERIDAN
BAILEY
PROPERTY



This charming cottage presents an excellent opportunity for first time buyers or investors to purchase a country cottage with plenty of features and views of the countryside whilst maintaining excellent links for Huddersfield, Leeds and Wakefield.

Located in the sought-after village of Upper Heaton, this idyllic mid terrace cottage offers cosy country living, with its inviting living room with feature classic fireplace and log burner and exposed beams. The property briefly comprises, entrance hall with room for cloaks, living room with space for dining table, kitchen, and cellar with power and lighting. On the first floor there are 2 double bedrooms with exposed stonework and a good sized bathroom. The landing offers a space for those who work from home. Externally there is a log store and stone flagged space to the front of the property. To the side of the property there is a partially stone flagged and decked area with space for bistro table and chairs.

Offers over £170,000





Entrance Hall

Front door leading into tiled hallway with space for cloaks, staircase off to first floor landing and door opening up into cosy living room

Living Room / Dining

The real heart of this country cottage is found in the cosy, homely living room/dining with feature brick inglenook style fireplace with log burner, and timber beam ceilings. This really is the place to be on cold Winter's evenings. Window to front elevation. Partially black tiled flooring and partially carpeted. With plenty of room for sofas, there is built in banquette seating and space for a dining table to seat up to 4 people. Door off to Cellar

Cellar

Door off from Living Room leads down the to the Cellar, currently used for storage. Power and lighting

Kitchen

Good sized Kitchen to the rear of the property, light and airy thanks for the window to rear elevation and the addition of a VELUX skylight. The Kitchen has a range of matching wall and base units with worktops over. Integrated appliances include, eye level electric double oven and microwave and 5 burner gas hob with extractor over. There is space for an American style fridge freezer and a ceramic Belfast style sink with mixer tap over. Plumbing for washing machine. Door leads to outside seating area.

Staircase to first floor landing

Landing

The real bonus to this home is the good sized landing, currently used as a Home Office space with space for a desk. Natural light due to window to rear elevation.



Master Bedroom

Double bedroom with stone wall and window to front elevation and views out towards the countryside. Lovely high ceilings and fitted double wardrobe.

Bedroom 2

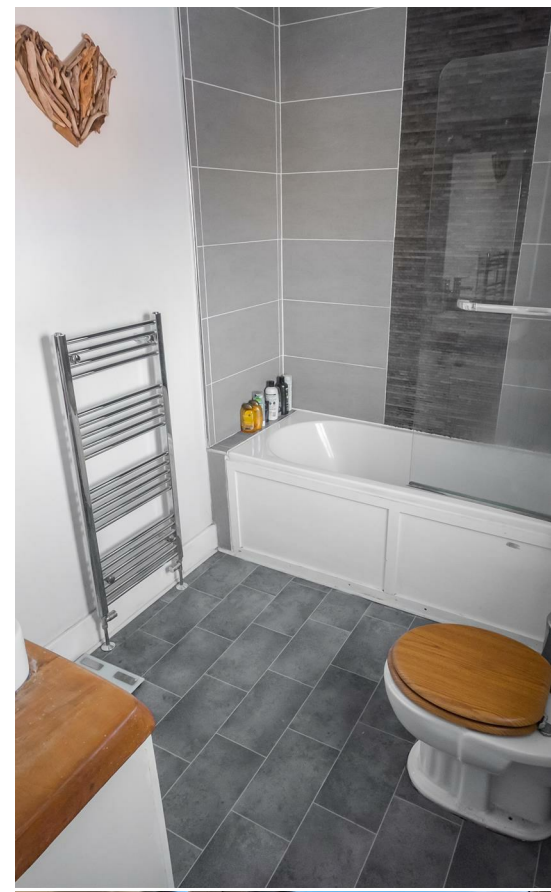
Double bedroom with countryside views to front elevation

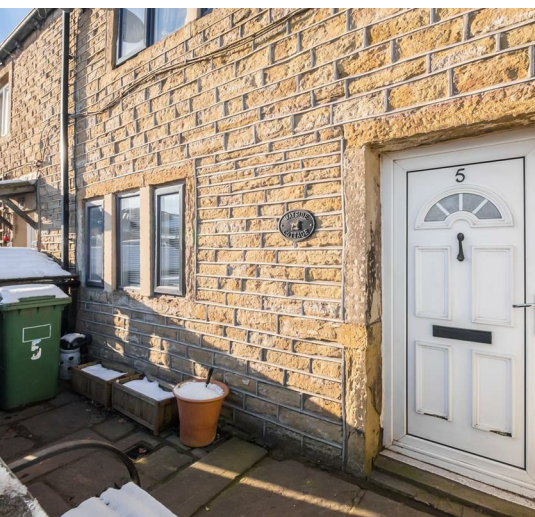
Bathroom

Spacious bathroom, partially tiled and comprising, bath with shower over and glass shower screen, WC, ceramic wash handbasin mounted onto vanity cupboard, inset mirror and chrome heated towel rail. Frosted window to rear elevation.

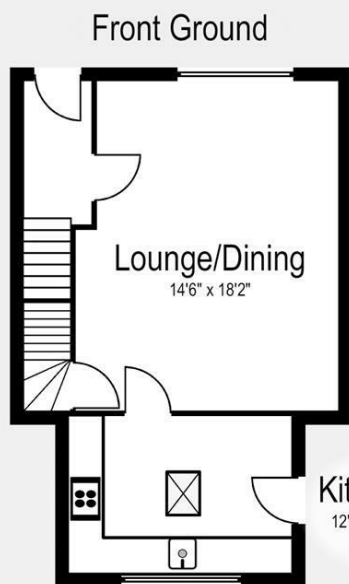
External Area

The front of the property is accessed via garden gate with log store and stone flagged area and pathway leading to entrance. To the side of the property accessed from the Kitchen door is a partially flagged and decked area with space for bistro table

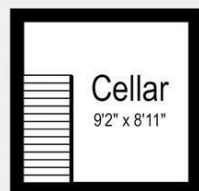








Lower Ground



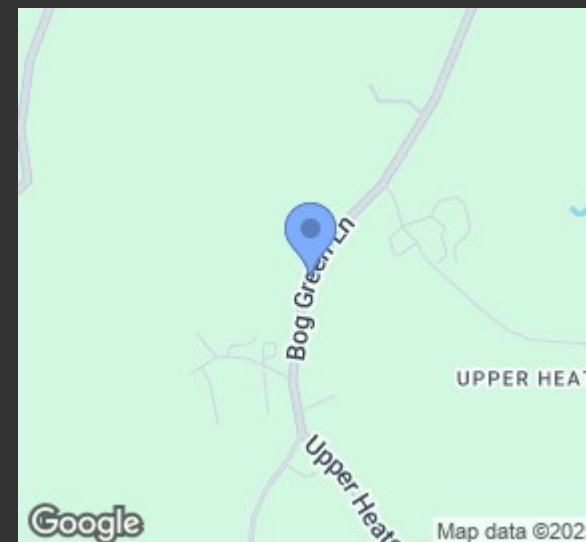
1st Floor



HD5 OPW
Internal - 822ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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