



2 Gas Works Yard, Denby Dale, Huddersfield, HD8 8SB

Offers In The Region Of £270,000

- Large garden
- Long driveway
- large Workshop/garage
- Off the main road
- Two reception rooms

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A truly great opportunity to acquire this unique character 4 bedroom semi detached family home with a large former forge/workshop under the property with a long gated driveway to the rear of the property, there is real scope to use this space for a garage or business.



ENTRANCE HALL

Large L shaped entrance hall with doors leading to the Kitchen and reception rooms.

SITTING ROOM

13'7" x 11'3"

Good sized light filled Sitting room, the reception rooms could be swapped if need be.

DINING ROOM

15'1" x 12'7"

Another good sized reception room with gas fire with surround.

KITCHEN

12'7" x 6'5"

Fitted kitchen with door leading to the conservatory. Eye level fitted twin oven, space for washing machine, built in 4 ring gas hob.

CONSERVATORY

9'10" x 8'1"

Fully double glazed Upvc conservatory with patio door leading to the garden.

BEDROOM

13'0" x 11'10"

Spacious Double bedroom situated to the front of the property.

BEDROOM

13'0" x 9'2"

Double bedroom situated to the front of the property.

BEDROOM

13'0" x 6'10"

Single bedroom situated to the front of the property.

SHOWER ROOM

3 piece suite comprising shower cubicle, wc and wash hand basin.

BEDROOM

6'10" x 6'4"

Single bedroom situated to the rear of the property.

EXTERNAL

Parking are to the front of the property and small front garden. To the rear is a large rear garden with raised patio seating a large lawned area and long gated driveway leading down to the rear of the property to the large underhouse garage/workshop.

WHAT3WORDS

///youth.soulful.groom

COUNCIL TAX

B

EPC

E

TENURE

Freehold

AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

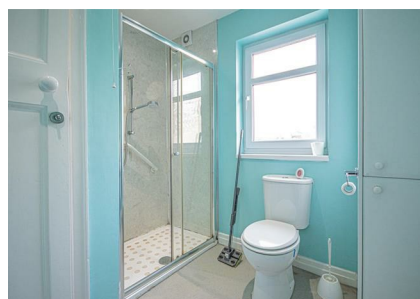
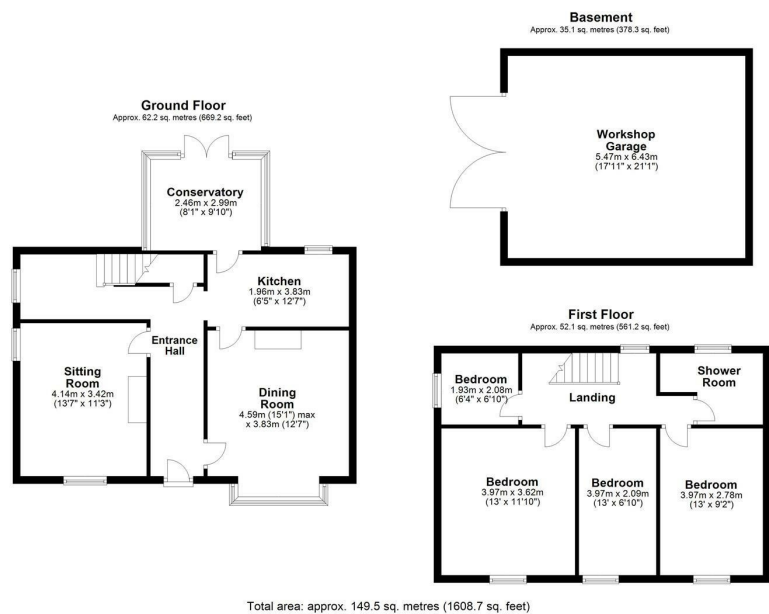
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Viewings

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