



Towngate, Newsome Huddersfield HD4 6JS

welcome to

Towngate, Newsome Huddersfield

PRISTEENLY PRESENTED, Grade II Listed cottage which has been meticulously upgraded in keeping with original features. Having two bedrooms, large bathroom suite. Bespoke kitchen, lounge with log burner and private and spacious garden with Yorkshire stone patio sections. Driveway parking for two cars.



Ground Floor

Entrance

Front door leading a Parquet entrance with radiator.

Lounge

12' 7" x 16' 10" (3.84m x 5.13m)

Superb sized reception room with a homley feel warmed by a log burner with stone fireplace and a central heating radiator. The room has beamed ceiling, real wood flooring and ceiling spotlights. Double glazed windows provide the room with natural light.

Kitchen

12' 7" x 16' 10" (3.84m x 5.13m)

A nicely decorated kitchen fitted with a range of base and wall units with wood worksurfaces. Integrated electric oven and gas hob with extractor over plus integrated fridge freezer. Procelain sink unit. Space for washing machine. With underfloor heating, beamed ceiling with ceiling spotlights, radiator and a double glazed window.

First Floor

Bedroom One

15' 5" x 9' 3" (4.70m x 2.82m)

Superbly spacious double bedroom with exposed beams, wood flooring and stone mullion windows. The room is warmed by a central heating radiator.

Bedroom Two

8' 1" x 10' 6" (2.46m x 3.20m)

Spacious double bedroom with fitted storage and stone mullion windows. The room is warmed by a central heating radiator.

Bathroom

Superb modern bathroom with corner bath and separate double shower cubiel. With low flush WC and wash hand basin. Beamed ceiling, tiled floor and a double glazed window.

External

Externally to the rear is a Yorkshire stone patio leading to a hidden storage area to the side of the house with large shed storage having full power. Turf with planting beds with the side leading to secondary sun trap Yorkshire stone seating areas with handmade Yorkshire stone bench and Yorkshire stone BBQ. With gate to the rear leading to the double driveway.



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Towngate, Newsome Huddersfield

- Grade II Listed
- Bespoke High-Quality Fittings Throughout
- Double Driveway To Rear
- Private And Great Sized Garden With Yorkshire Stone Patios.
- Log Burner In Lounge

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116768 - 0002

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