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21 Clay Well

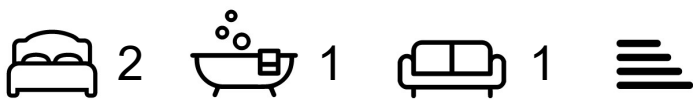
Golcar, Huddersfield, HD7 4JD

A charming two double bedroom Grade II listed cottage which has undergone extensive renovation in recent years yet retains much of its original character including exposed beams and stone walls. Tucked away, enjoying the rural outlook, yet conveniently positioned within walking distance to the local village amenities. Also within close proximity to motorway networks and public transport links. The property would make an ideal purchase for first time buyers looking to get themselves on the housing ladder. Beautiful far reaching views to the the rear are enjoyed for as far as the eye can see which can be seen from inside the property, as well as from the low maintenance cottage garden at the rear which is mainly decked and provides a fabulous setting to relax with family and friends!

£179,950

21 Clay Well

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- GRADE II LISTED CHARACTER COTTAGE
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT & ENJOYING BREATHTAKING VIEWS
- HAS UNDERGONE RENOVATION WORKS IN RECENT YEARS
- CLOSE TO LOCAL AMENITIES & MOTORWAY NETWORKS
- SOUTH-FACING REAR GARDEN

Entrance

House Bathroom

6'10" x 6'2" (2.1 x 1.9)

Bedroom One

11'9" x 8'10" (3.6 x 2.7)

Bedroom Two

11'9" x 8'10" (3.6 x 2.7)

Lower Ground Floor

Living Room

18'0" x 15'1" (max) (5.5 x 4.6 (max))

Kitchen

10'1'8" x 5'2" (3.1 x 1.6)

Rear Porch

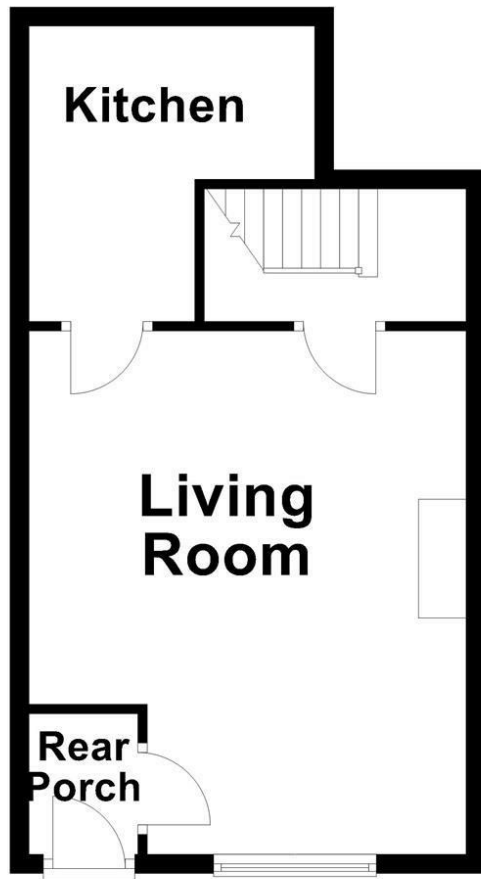
Garden



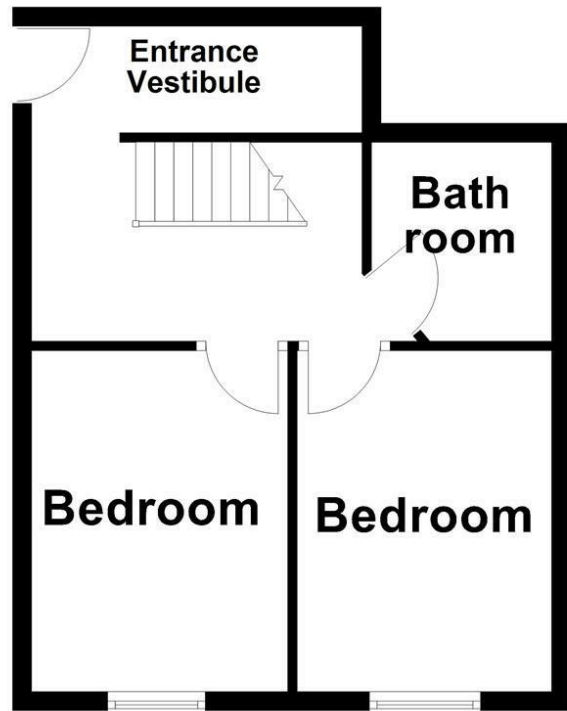


Floor Plan

Lower Ground Floor

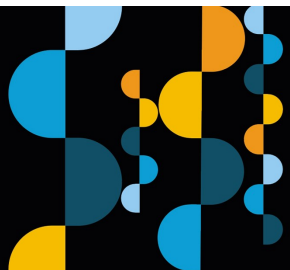


Ground Floor



Clay Well, Golcar, Huddersfield

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