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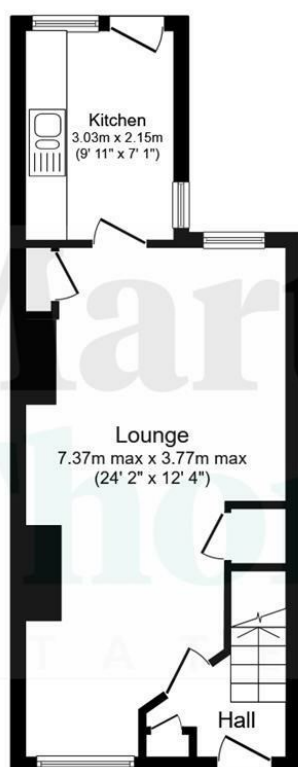


## Towngate, Newsome Huddersfield, Yorkshire

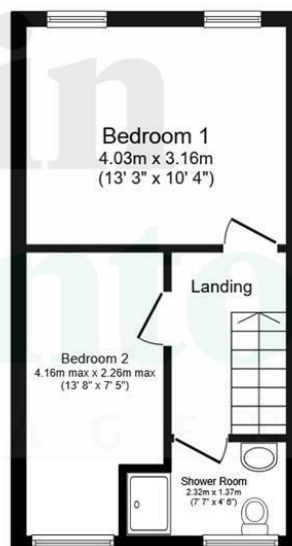
**Offers over £150,000**

**\*\* UNEXPECTEDLY RE-OFFERED \*\***

An internal inspection is essential to appreciate this well presented, two double bedroomed cottage. The property is located a short distance from the village centre. It is a well-appointed home suitable for a variety of age groups and situated in a most convenient location. The accommodation comprises an entrance lobby, a large open plan living/dining room, a kitchen with an integrated oven and hob. On the first floor are two double bedrooms and a stylish shower room. The property has gas-fired central heating and uPVC double glazing. The rear garden is a real selling feature and has a timber decked area, an adjoining lawn, a garage and a parking space.



**Ground Floor**  
Floor area 34.5 m<sup>2</sup> (372  
sq.ft.)



**First Floor**  
Floor area 27.8 m<sup>2</sup> (299  
sq.ft.)

**TOTAL: 62.3 m<sup>2</sup> (671 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Towngate, Newsome Huddersfield, Yorkshire

## Details



### Entrance Lobby

An external timber door gives access to the entrance lobby. This has a decorative tiled floor, a louvre door storage cupboard that houses the fuse board and a staircase rising to the first floor accommodation. An internal door leads to the living/dining room.

### Living/Dining Room

This room runs the full length of the cottage and is particularly spacious. Furniture can be positioned to create individual areas, be it a formal dining room or living space. Of particular note are the exposed beams. There are front and rear double glazed windows, provision for a wall-mounted TV and a large under stairs storage cupboard. The room is well appointed with neutral décor, built-in storage cupboards with shelving and two radiators. An internal door leads to the kitchen.



### Kitchen

The kitchen is positioned at the rear of the cottage and enjoys a dual aspect with rear and side double glazed windows. There are wall cupboards, base units, working surfaces and a one-and-a-half bowl stainless steel sink with a mixer tap. Integrated appliances include an electric oven, hob and a canopy filter hood above. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. The kitchen also houses the Vokera condensing boiler for the central heating system. There is a radiator and a timber and glazed door gives access to the rear garden.



### First Floor Landing

From the entrance lobby, a staircase rises to the first floor landing, which has a radiator and useful shelved storage over the staircase.



# Towngate, Newsome Huddersfield, Yorkshire

## Details



### Bedroom One

This large double bedroom is positioned at the rear of the property and has twin double glazed windows. There is exposed painted brickwork to one wall and space for fitted or freestanding furniture. There is also a radiator.



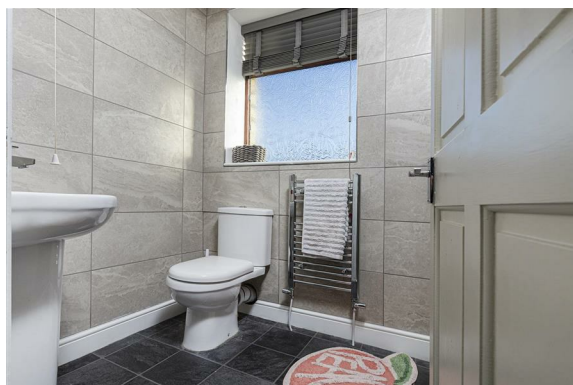
### Bedroom Two

This double bedroom is positioned at the front of the property and has a double glazed window and a radiator.



### Shower Room

The contemporary shower room has a shower cubicle with a tiled interior, an overhead waterfall style shower fitting and a hand-held shower attachment. There is a pedestal wash hand basin, a low-level WC and tiling to the walls. The room has an upright chrome ladder-style radiator, an opaque uPVC window and an illuminated mirror.



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## Details



### External Details

The rear garden is one of the property's major selling points for its size, parking space and garage. Adjoining the rear of the cottage is a timber decked seating area, an adjoining gravelled area, a level lawn and perimeter walling and fencing. A gravelled pathway with paving stones leads to a concrete parking space, to the side of which is a detached garage with power. The garden has a metal gate at one end. Buyers could remove the garage to make the garden larger if desired. There is also an external water supply.



### Tenure

The vendor has confirmed to us that the property is leasehold. 27.11.28

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Directions

