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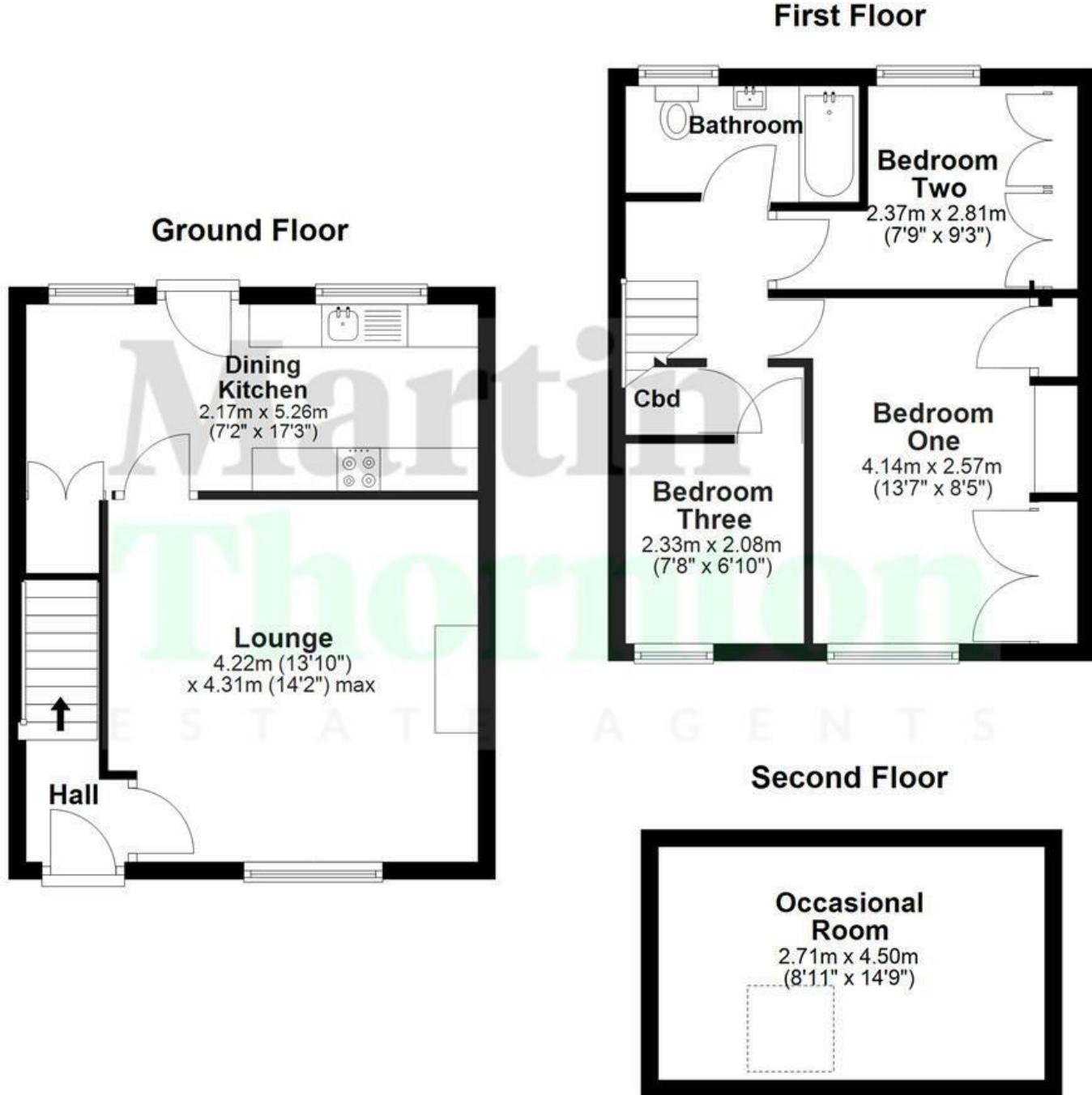
**Parkin Square, Scapegoat Hill  
Huddersfield,**

**Offers in the region of  
£260,000**

This superbly appointed, three-bedroom cottage is located in a courtyard style setting, with provision for parking at the front and a rear garden. The property is conveniently placed for access to the M62 motorway and local amenities. It blends character with contemporary features in this semi-rural location. The accommodation comprises an entrance lobby, with partly exposed stonework, living room with a fabulous fireplace and wood burning stove and dining kitchen with integrated appliances. On the first floor are three bedrooms and a stylish bathroom. From the landing, an automatic loft ladder gives access to the attic room. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is parking at the front and a rear garden, perfect for outdoor entertaining. An internal inspection is highly recommended to appreciate the standard of presentation throughout and the position of the cottage.



Floorplan



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.



**Details**

**Entrance Lobby**

A composite door with opaque glazed panels gives access to the entrance lobby. This area gives a taste of the presentation to follow throughout. It has partly exposed stonework to one wall, a stylish radiator, a staircase incorporating LED lighting and a feature handrail. A timber and glazed door leads into the living room.



**Living Room**

This very well-appointed reception room is positioned at the front of the property. It has a floor-to-ceiling fireplace with a flagged hearth, home to a wood burning stove with a stone mantel above. There is a picture rail, a dado rail, a uPVC window and a stylish radiator. A timber and glazed door leads to the dining kitchen.





**Details**

**Dining Kitchen**

This room runs the full width of the cottage and the kitchen area has wall cupboards and base units, worktops with matching upstands and a one-and-a-half bowl stainless steel sink. Integrated appliances include an induction hob with a glass splashback and a stylish filter hood above, a Bosch fan oven, fridge freezer, microwave and Bosch dishwasher. There is plumbing for an automatic washing machine. Concealed is the boiler for the central heating system. There is LED lighting and a rear uPVC window. The dining area can accommodate a formal dining table and has fitted storage cupboards, a uPVC window, an upright contemporary radiator and a rear uPVC stable style door giving access to the garden.



**First Floor Landing**

From the entrance hall, a staircase rises to the first floor landing, which has glazed balustrading. There is a built-in storage cupboard and an automatic loft ladder providing access to an attic room.





**Details**

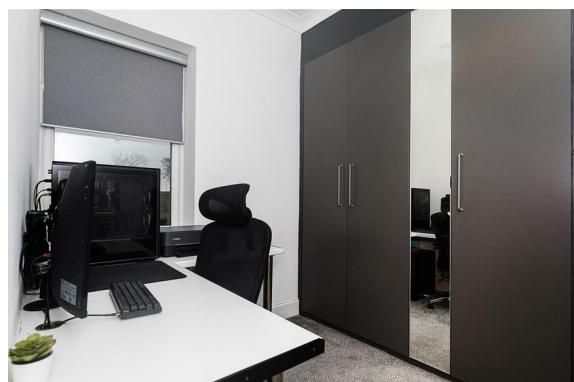
**Bedroom One**

Positioned at the front of the cottage, this large double bedroom has built-in wardrobes and provision for a wall-mounted TV. The large uPVC window enjoys long distance views towards the reservoir. There is plenty of space for additional furniture and a radiator.



**Bedroom Two**

Positioned at the front of the cottage, this double bedroom has a uPVC window enjoying long distance views towards the reservoir. There is provision for a wall-mounted TV and a radiator.





**Details**

**Bedroom Three**

Positioned at the rear of the cottage, this bedroom has built-in wardrobes and a desk, making it an ideal home office or gaming area. There is a uPVC window and a radiator.



**Bathroom**

The well-appointed bathroom has a white three-piece suite comprising a bath with a curved shower screen, overhead waterfall style shower fitting and a hand held shower attachment, a rectangular wash hand basin with storage beneath and a low-level WC with a concealed cistern. There is tiling to the walls, oak style flooring, shelving, a wall-mounted illuminated mirror and a contemporary upright radiator.

To the rear elevation, there is an opaque uPVC window.





## Details

### Attic Room

This room is accessed via an automatic loft ladder. It would make an ideal home office or gaming space and has an electric heater and a Velux window with a blackout blind. It also offers handy additional storage.



### External Details

The property is set back from the road and has off-road parking at the front. At the rear, the garden is designed for ease of maintenance and outdoor entertaining. It is an ideal area for barbecues, etc. There is perimeter fencing, a good-sized lock-up shed and external water.



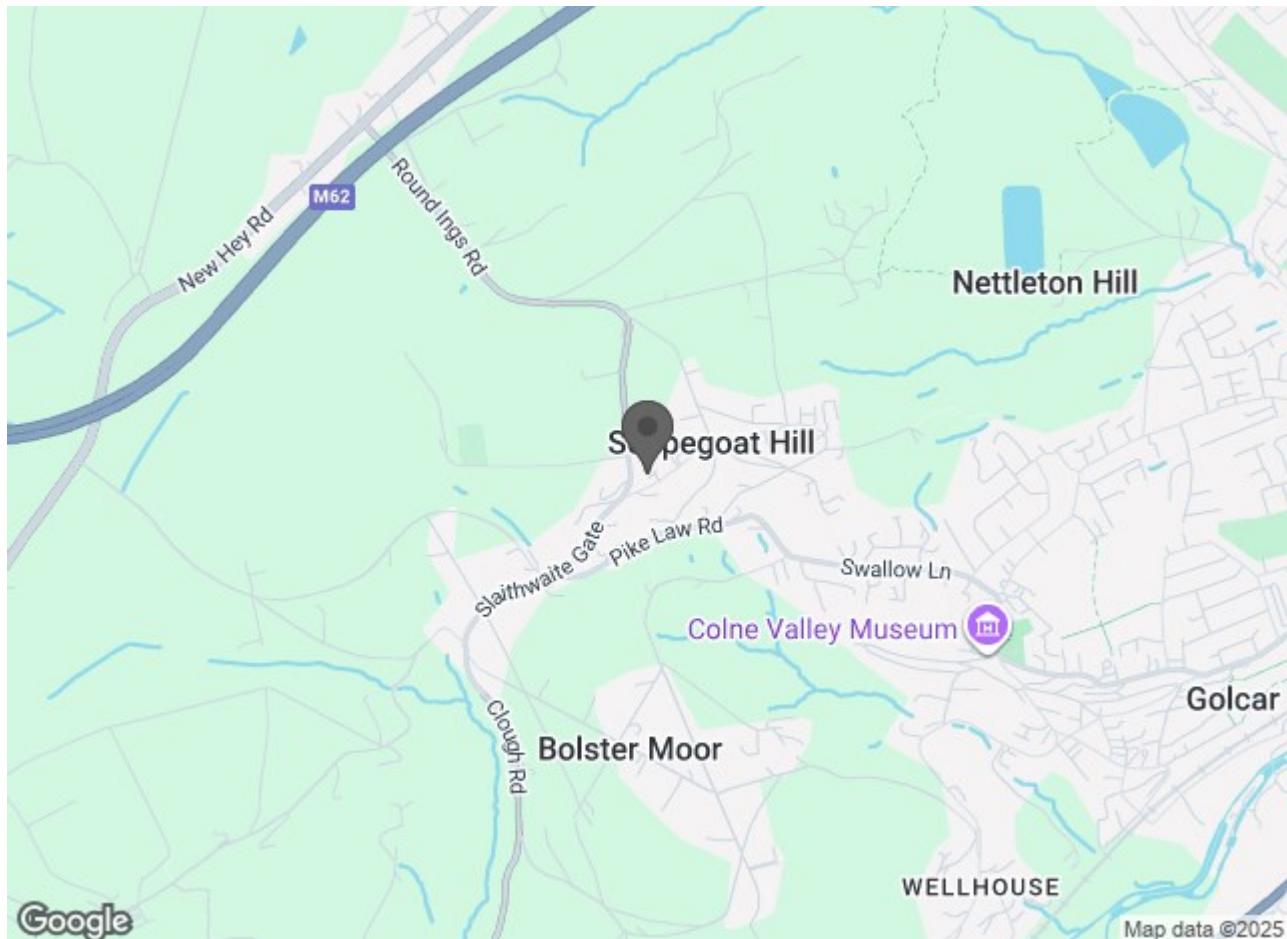
### Tenure

The vendor informs us that the property is freehold.

**Parkin Square, Scapegoat Hill  
Huddersfield,**



Directions



**Martin  
Thornton**  
ESTATE AGENTS

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