

# BOULTONS

Terrain Map



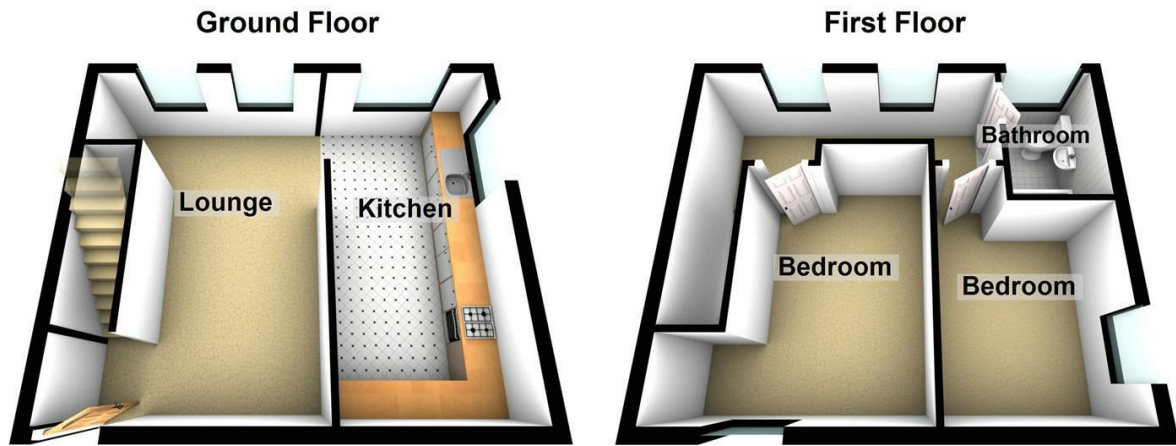
Hybrid Map



Terrain Map



Floor Plan



For illustration purposes only, not to scale.  
Plan produced using PlanUp.

**28 Cockley Hill Lane, Kirkheaton**



## Cockley Hill Lane

Kirkheaton, Huddersfield, HD5 0HH

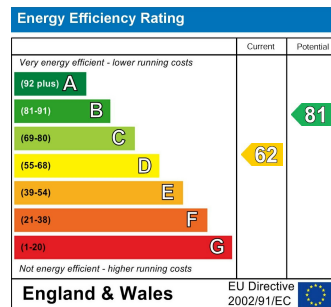
Offers Around £190,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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# Cockley Hill Lane

Kirkheaton, Huddersfield, HD5 0HH

Offers Around £190,000



Welcome to this charming cottage located on Cockley Hill Lane in the picturesque village of Kirkheaton, Huddersfield. This period property has been comprehensively upgraded, offering a perfect blend of modern amenities while retaining its traditional charm.

As you step inside, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The property boasts two generous bedrooms with beams on display which provide a peaceful retreat at the end of the day. With a well-appointed and contemporary house bathroom, you'll find comfort and convenience in every corner of this home.

The cottage's spacious layout allows for easy living, with ample room to personalise and make it your own. Whether you're a first-time buyer, downsizing, or looking for a weekend getaway, this property offers versatility to suit your needs.

Situated in a prime semi rural location, this cottage is excellent for commuters with easy access to the motorway, making travel a breeze. Additionally, the property comes with no upper chain, ensuring a smooth and hassle-free buying process.

Don't miss this opportunity to own a piece of history with all the modern comforts you desire. Contact us today to arrange a viewing and make this delightful cottage your new home in the heart of Kirkheaton.

## ACCOMODATION

### GROUND FLOOR

#### LOUNGE

17'5" max x 14'11" max

A newly installed composite double glazed front door provides access to an entrance lobby, where a staircase rises to the first floor, there is a concealed fuse board, electricity meter at head height and a gas meter and power point concealed at a lower level within a floor mounted box cupboard. This generous and comfortable lounge in large enough to take a dining area if required and enjoys good levels of natural light via the uPVC double glazed windows positioned to the rear elevation. Exposed feature beams are on display, there is contemporary LED spotlighting, a central heating radiator, chrome sockets and switches and attractive decorative feature fireplace provides a focal point. Semi open plan in design adjacent to the dining kitchen.

#### DINING KITCHEN

17'5" x 9'3"

Also enjoying superb levels of natural light via the uPVC double glazed picture windows positioned to the rear and side elevations. The window to the gable end is a full tilt and turn opening window which also provides an escape route to the side of the property. The kitchen is fitted with a range of dove grey, gloss, handleless wall and base units with complementary light oak effect working surfaces atop the base units and drawers and with matching splash return/upstands. The kitchen is further equipped with a four ring electric hob with oven beneath and extraction over and black glass splashback behind. Other integrated appliances include a fridge and freezer and there is plumbing for a washing machine. Concealed within one of the units is a newly installed condenser combination boiler. You will also find a central heating radiator and an oak effect floor covering. There is an array of LED spotlights within the ceiling providing additional ambient lighting and there are traditional feature beams on display.

#### FIRST FLOOR LANDING

16'5" x 6'9" max or 3'8" min

Providing access to all the principle first floor rooms via the oak veneered internal doors. The ends of the original roof trusses are on display and there are two uPVC double glazed windows positioned to the rear elevation. You will find a central heating radiator, chrome sockets and switches plus two smoke alarms.

#### BEDROOM

12'10" max x 13'6"

Displaying part of the original roof trusses and beams, LED spotlights in the ceiling, chrome sockets and switches, a uPVC double glazed window positioned to the front elevation and a central heating radiator.

#### BEDROOM

11'0" x 10'2" plus entrance

Also featuring the original roof trusses and beams. LED spotlights in the ceiling, chrome sockets and switches central heating radiator and a uPVC double glazed picture window which takes in views towards Castle Hill and the surrounding area.

#### BATHROOM

7'3" x 6'10"

Fitted in a contemporary fashion with an angled P shaped bath with black main rainfall shower head and held held shower attachment over with matching glass splash screen with black trim. There is a one piece wc and vanity hand wash basin which also features a black mixer tap and the wc has a black push button flush system. There are complementary tiled walls in a stone effect finish with contrasting wood effect tiled floor covering. LED spotlights within the ceiling, extraction, matching black heated towel rail and a uPVC double glazed window.

#### TENURE

We understand that the property is a freehold arrangement this should be checked by the incoming purchases conveyancer.

#### COUNCIL TAX

Band A in the borough of Kirklees.

#### OUTSIDE

We are informed there is a former coal bunker/store in front of the property and flower beds at the rear. Please note the courtyard in front belongs to a neighbouring property. To the side and rear of the property at present is countryside although it should noted there is an application for development lodged on the local authority portal.

#### USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

