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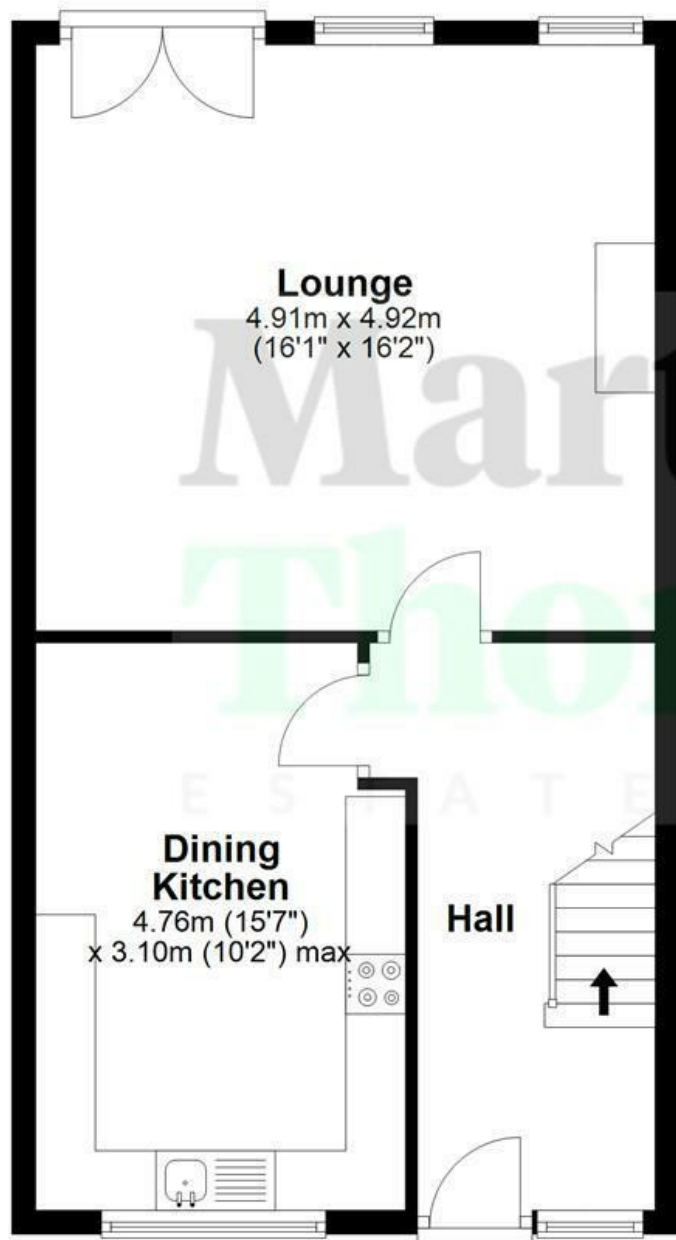
New Hey Road, Outlane Huddersfield,

**Offers in the region of
£230,000**

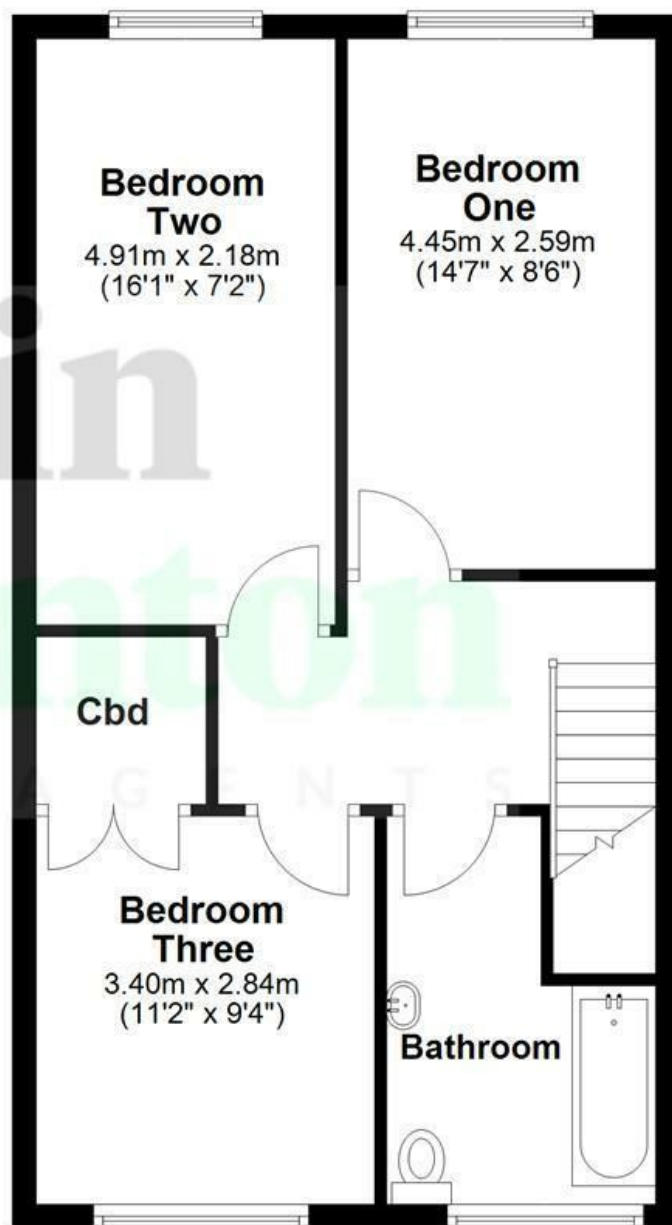
An early inspection is advised to appreciate the accommodation and blend of character and contemporary features. This is a three double bedroom cottage with an enclosed good-sized garden in this popular and highly accessible location. The accommodation is larger than first impressions may suggest and comprises an entrance hallway, dining kitchen (redesigned in recent times) with integrated appliances and Quartz worktops, and large living room with French doors. The first floor landing has a pull-down ladder to useful storage within the loft area. On the first floor, there are three good-sized bedroom and a bathroom. The property has a gas-fired central heating system and predominantly uPVC double-glazing. Externally, there is an enclosed front garden area for seating, tubs, pots and planters, etc. The rear garden is a major selling feature, with a full width patio, lawns, a timber shed and perimeter fencing. There is outside power and lighting. Parking is informal at the front, as it is for the adjoining cottages. The property offers ease of access to the M62 motorway, making it an ideal commuter base.



Ground Floor



First Floor



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

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Details



Entrance Hallway

A uPVC external entrance door with two opaque glazed panels, matching side screen and overlight gives access into the entrance hallway. This has a spindle staircase rising to the first floor accommodation, with an open area beneath the staircase for storage. Within the hallway, there are two ceiling beams, one of which has a feature supporting metal column. There is oak style laminate flooring and a radiator. A timber and multi-panelled bevelled glazed door gives access to the dining kitchen.



Dining Kitchen

Positioned at the front of the cottage, the kitchen has been redesigned and upgraded. It has an array of stylish units to high and low levels, superb Quartz worktops with matching upstands and splashbacks, extending into the wide window sill. There is a sunken rectangular sink with a grooved draining area. Integrated appliances include a fridge, freezer, Neff four-ring gas hob, fan oven, filter hood, and microwave. Concealed is the boiler for the central heating installation. The room can accommodate a formal dining table. It has neutral decor, a uPVC window to the front elevation and ceiling downlighting.



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Living Room

This large open-plan living room can easily accommodate a vast amount of furniture, blending character and contemporary style. It has three feature beams on display and two radiators. There are uPVC windows and French doors leading out into the garden.



First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing. The landing has a central beam on display and a drop-down ladder gives access to a large loft area, with boarding, providing handy storage. The landing also has a radiator.



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Bedroom One

This large double bedroom is positioned at the rear of the cottage with large uPVC windows overlooking the garden. There is a separate loft hatch to a rear portion of the loft space, a central beam on display and space for freestanding or fitted furniture. There is also a radiator.



Bedroom Two

This good-sized double bedroom is positioned at the rear of the cottage with a uPVC window overlooking the garden. There is a separate loft hatch to a rear portion of the loft space, space for freestanding or fitted furniture and a radiator.



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Bedroom Three

The final double bedroom is positioned at the front of the cottage and has a built-in louvre door wardrobe. There are uPVC windows, a central beam on display and a radiator.



House Bathroom

The bathroom has a white three-piece suite comprising a bath with shower screen and wall-mounted Triton Trance independent shower over, a low-level WC with concealed cistern and storage on either side, along with a pedestal wash hand basin. There is tiling to the walls, ceiling downlighting, a chrome ladder style radiator and opaque uPVC windows.



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External Details

In front of the property, there is perimeter walling with railings and a paved area perfect for tubs, pots and planters, as well as handy bin storage. The rear garden is a major asset to the cottage for its overall size. It is accessed via the French doors within the living room and has a full width patio, ideal for outdoor eating and entertaining. There is external lighting, water and power. In addition, there is a good-sized level lawn with a partly dividing central wall incorporating a small raised flower bed on either side. The garden has perimeter fencing and a timber shed towards the far end, incorporating a lockable section.



Tenure

The vendor informs us that this property is Freehold.

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Directions

