



**Lea Lane, Netherton**

Offers in Region of **£175,000**



**HOME &  
MANOR**



## Lea Lane

Netherton, Huddersfield

Located up a private track and in the most idyllic setting this stunning two double bedroom cottage has recently been re-decorated and is available with no upper chain. The property sits on a fantastic plot with extensive gardens to the front and side complete with breath-taking far reaching views and rural walks on your doorstep.

Tenure: Freehold

- No Chain
- 2 bed semi-detached cottage
- Large plot
- Stunning views





### Entrance

The entrance hallway provides the perfect space to hang outdoor garments before entering the main home. Stairs rise to the first floor and door opens into the lounge.

### Lounge

15' 1" x 13' 4" (4.61m x 4.07m)

An extremely sizeable living room bursting with character and charm. The room is flooded with natural light courtesy of the large front-facing window which frames picture-perfect views. The main focal point of the room is the log-burning stove with a stunning feature shelving unit.

### Cellar

Stone steps lead down to this good-sized cellar which has a power and light supply. This is a very useful space and maximises storage for household items.

### Dining Kitchen

14' 11" x 9' 2" (4.54m x 2.80m)

This fantastic kitchen is fitted with a range of modern grey wall and base units with complimenting wood effect roll-top work surfaces. There is space for a cooker, plumbing for a washing machine and an under-unit fridge and freezer. Exposed stone walls and beams add to the character and a stable-style door leads to the outside which allows alfresco dining with ease and a fantastic entertaining space.



### Bedroom 1

15' 8" x 10' 0" (4.78m x 3.06m)

This impressive double bedroom has ample space for freestanding furniture and has a light and airy feel courtesy of the large window which frames the aforementioned views making this room a beautiful place in which to wake. The room is decorated in neutral tones, and a charming feature fireplace creates a nice character focal point.



### **Bedroom 2**

7' 6" x 12' 5" (2.28m x 3.79m)

Again a double-size bedroom and benefits from a fitted cupboard, therefore, maximising all essential storage. A loft hatch with a pull-down ladder provides access to the loft space.

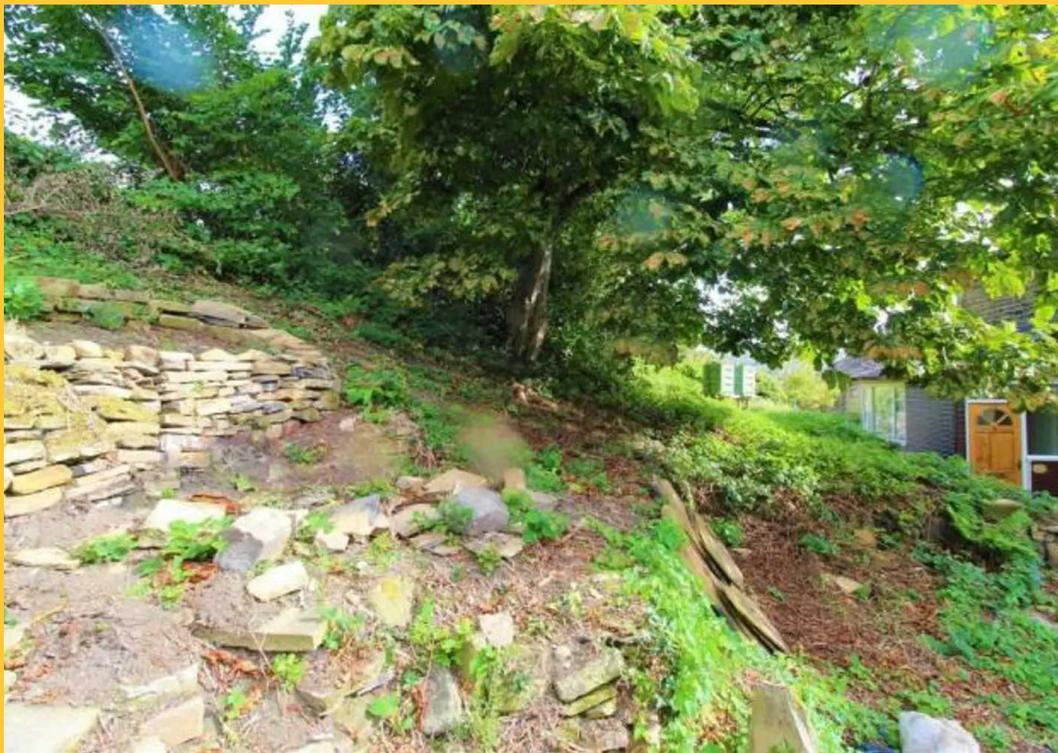
### **Bathroom**

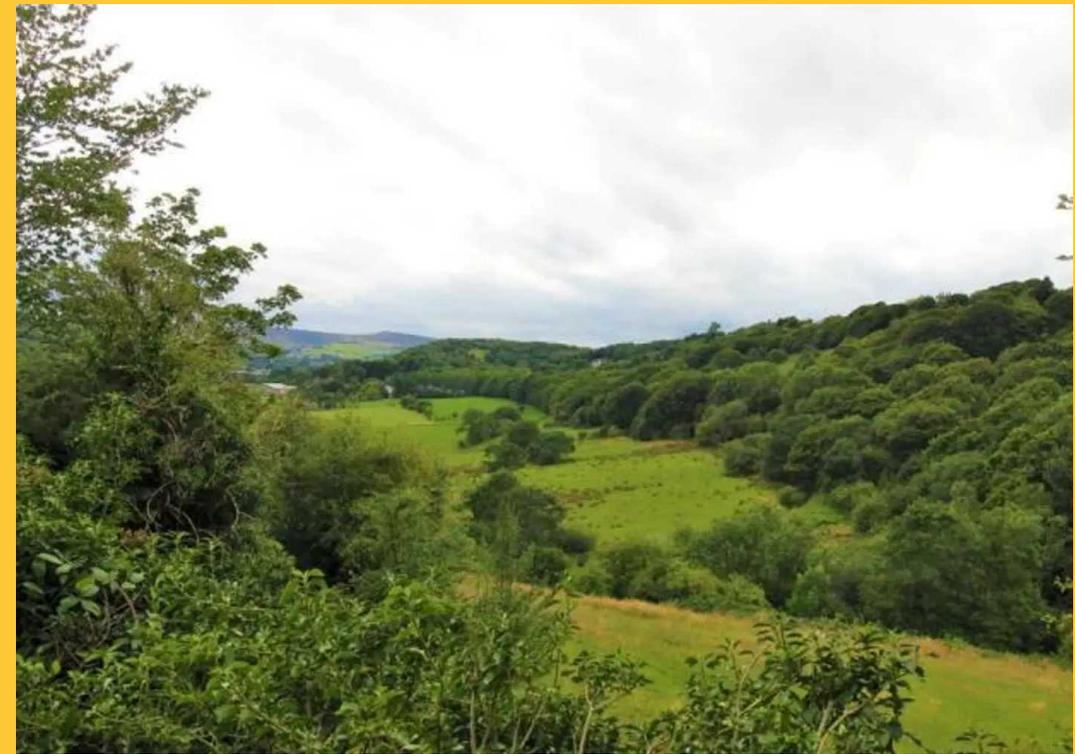
This contemporary house bathroom is fitted with a white three-piece suite including a bath with mixer shower attachment, low level W.C and pedestal hand wash basin. The room is partially tiled with neutral wall tiles and wood effect flooring completes the overall look. Dual-aspect windows allow natural light into the space and overlook the gardens to one side.

### **Exterior**

The cottage sits on a superb plot with gardens to the front and side. To the front, there is a beautiful lawned garden with flower and shrub borders, and to the side, there is a fantastic elevated garden which is accessed via an outhouse. The garden has so much potential, this is truly a sensational place in which to relax and gaze at the stunning far-reaching tree-top views.







Temperatures aren't the only thing that's rising - call us NOW for your FREE valuation

01484 629 629  
info@homeandmanor.uk  
2 Town Road, Kirkheaton, HD5 0HW



  
**HOME &  
MANOR**



## Home and Manor

2 Town Road, Huddersfield - HD5 0HW

01484 629629 • [info@homeandmanor.uk](mailto:info@homeandmanor.uk) • [homeandmanor.uk](http://homeandmanor.uk)



**HOME &  
MANOR**