

Cote Farm 15 Back Green, Outlane, Huddersfield, HD3 3YT

Reduced To £330,000

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NO UPPER CHAIN

Offered for sale is this character, Grade II listed semi-detached cottage. The property presents a great opportunity to acquire a spacious property which can be refurbished and adapted to the new owners requirements. With period features including exposed stonework, beams and feature fireplaces, the property also provides ample storage space internally and externally.

Boasting approximately 1,600 sqft of accommodation which briefly comprises:- entrance porch, entrance hall, 3 reception rooms, kitchen, separate WC and utility. To the first floor there are 3 double bedrooms and a 4 piece bathroom.

Externally the property is set back from the main road, with a resin driveway providing off road parking, garage, 2 store rooms, timber sheds and greenhouse. The garden to the rear houses a pond, flagged patio seating area, shaped lawn and rockeries, which are enclosed by mature hedges and stone walling.

The property must be viewed to fully appreciate the size of plot on offer and also the potential it provides.















GROUND FLOOR:

Entrance Porch
A feature arched solid wood entrance door gives access to the porch, which has a further internal glazed door providing access into the entrance hall.

Entrance Hall
The hallway has a built-in cloaks cupboard, central heating radiator and sealed unit double glazed window.

Cloakroom/WC
Furnished with a 2 piece coloured suite comprising of a low flush WC and wash basin. There is also a central heating radiator.

Lounge
20'6" max x 15'10" (6.25m max x 4.83m)
A spacious reception room with feature exposed stonework and gas stove effect fire. There are two central heating radiators, exposed beams to the ceiling and sealed unit double glazed windows to the front and rear.

Kitchen
11'1" x 8'10" (3.38m x 2.69m)
The kitchen has a range of wooden wall and base units with work surfaces over, sink unit, space and plumbing for a dishwasher, space for a tall fridge freezer, gas cooker point and sealed unit double glazed window. The central heating boiler is located in the corner of the kitchen, behind a corner unit which can be removed to gain access.

Dining Room
17'11" x 13'11" (5.46m x 4.24m)
Another spacious reception room, with a brick fireplace which houses the gas fire, built-in storage cupboard, exposed beams to the ceiling, a central heating radiator and sealed unit double glazed windows to the front and rear.

Utility Room/Store
17'11" x 5'7" (5.46m x 1.70m)
Accessed off the dining room and providing useful additional storage, this room has a feature stone flagged floor and window. This room provides space and plumbing for a washing machine and dryer.

Conservatory
30'4" x 5'7" (9.25m x 1.70m)
Being uPVC in construction and having a tiled floor, it is fitted with windows overlooking the rear garden and a uPVC door provides access to the garden also.

FIRST FLOOR:

Landing
Having a central heating radiator and a sealed unit double glazed window.

Bedroom 1
18'1" x 9'11" (5.51m x 3.02m)
Having an extensive range of fitted 5 door wardrobes with overbed storage units. There are also twin bedside cabinets with display shelving above and matching drawers. There is also a small loft hatch and window overlooking the rear garden and beyond.

Bedroom 2
14'3" x 9'9" (4.34m x 2.97m)
Another good sized double bedroom which is fitted with 6 door wardrobes and a dressing table. There is also a larger loft access hatch in this room, central heating radiator and sealed unit double glazed window overlooking the rear garden and beyond.

Bedroom 3
12'2" x 7'8" (3.71m x 2.34m)
This third bedroom is fitted with wardrobes with sliding door fronts, a dresser, central heating radiator and window overlooking the rear garden.

Bathroom
The bathroom is furnished with a four piece suite comprising of a bath with shower above, low flush WC, bidet and pedestal wash hand basin. There is also a central heating, tiled flooring and a sealed unit double glazed window.

OUTSIDE:
The property is set back from the main road and accessed via wrought iron gates which leads onto a stone flagged area and resin driveway with car port which provides off road parking. Either side of the garage are two large store rooms both with internal power and lighting. There are numerous timber sheds providing additional storage. The rear garden houses a large pond, together with a stone flagged patio, shaped lawn, rockeries and greenhouse. The rear garden is enclosed by mature hedges and stone walling, with views over the fields and beyond.

Garage

19'10" x 11'4" (6.05m x 3.45m)

The garage has an electric door to the front and is fitted with internal power and lighting. There is also a work bench and rear access door. The rear door from the garage leads to an additional patch of land which is not on the title. We are informed that the current owner has maintained this land for a number of years to grow strawberries, however we would advise any prospective buyer to make their own enquiries with the land owner.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Trinity Street (A640) and proceed straight ahead at the roundabout into Westbourne Road. Continue up this road as it becomes New Hey Road and proceed straight ahead at the next roundabout and continue to Mount. At the roundabout take the second exit over the motorway bridge into Outlane village and continue on the main road. On approach to Little Italy on your left turn left down Back Green, at the end of the drive turn right (drive past number 13) go through the gates and the property can be found in the right hand corner.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.













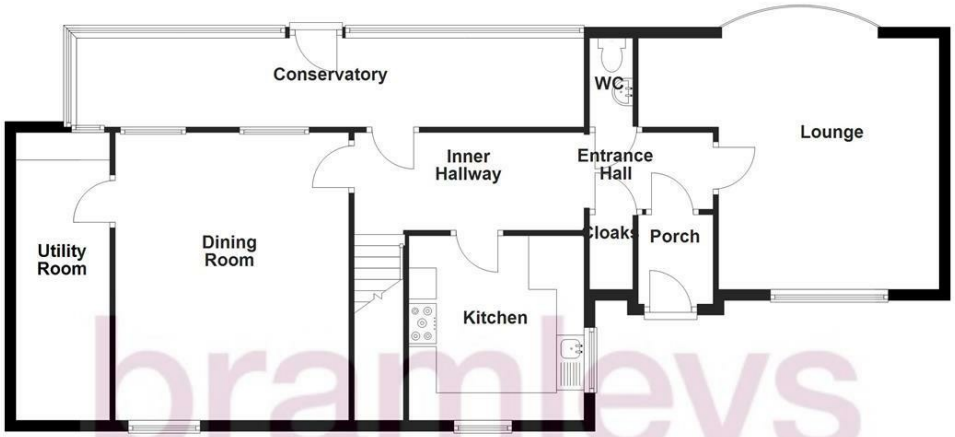




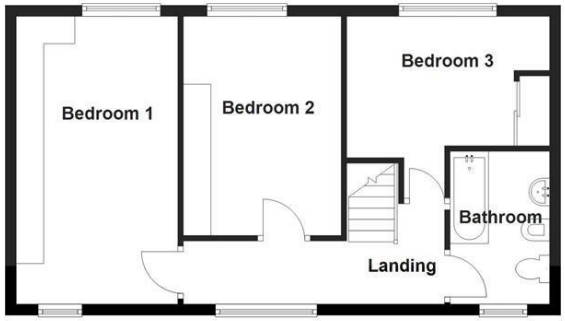




Ground Floor



First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY