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## **New Hey Road, Outlane Huddersfield,**

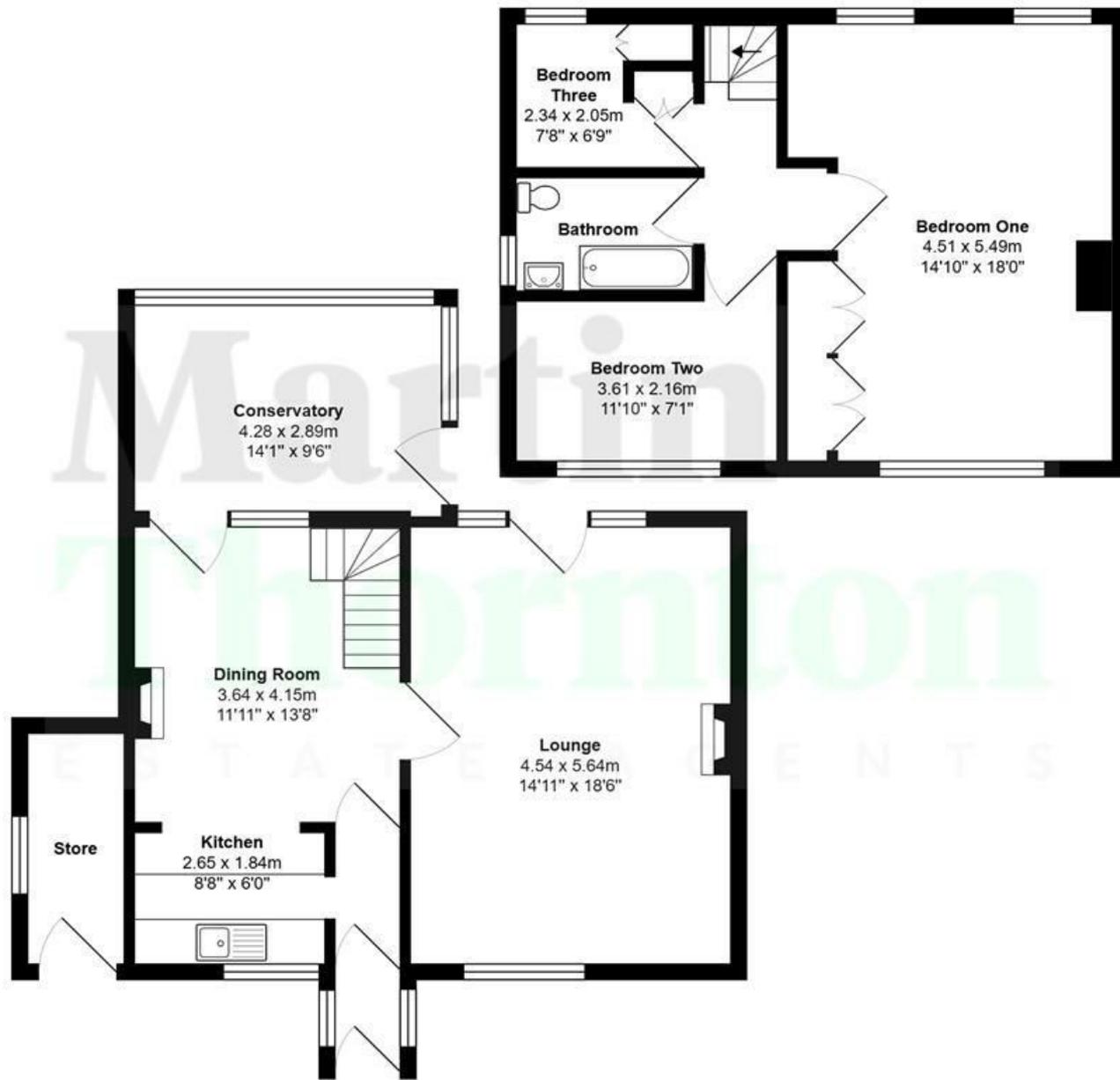
**Offers over £190,000**

This is a double fronted three bedroomed grade II listed cottage which enjoys a open-rear aspect and is located in this popular area. It would be perfect as a commuting base and has plenty of character and whilst requiring a programme of modernisation and re-designing offer's buyer's excellent potential and opportunity to re-design the home to their requirements.

The accommodation is arranged on two floor's and comprises an entrance porch, kitchen area which adjoins a dining/sitting room. This could be re-designed to create a larger open plan living space. Rear doors lead into the rear conservatory. The large living room is particularly characterful in nature with exposed stonework, fireplace, beams and window seat. To the first floor are the three bedrooms and bathroom. The property has off-road parking and enclosed rear garden.

**New Hey Road, Outlane  
Huddersfield,**

**Floorplan**



All measurements are approximate and for display purposes only

# New Hey Road, Outlane Huddersfield,

## Details



### Entrance Porch

An external uPVC door with the upper portion having decorative opaque panels gives access to the entrance porch. This has uPVC windows on either side and has a tiled floor with a timber and decorative leathered glazed door opens into the inner lobby. There is a continuation of the tiled flooring. At the end of the lobby there is a door which opens into the dining/sitting room. On the left hand side is the kitchen.

### Kitchen

This is positioned to the front of the cottage. It has base units with tiled worktops, a stainless steel sink with a single drainer. There is space for a freestanding gas cooker. Beneath the worktops there is space for further appliances such as a fridge or freezer. There are uPVC glazed windows with exposed stone mullions. The tiled worktops also extend into the dining/sitting room to create a breakfast bar and there's also folding wood shutters which can be used to create a separate kitchen or can be left open to enhance the open plan dining kitchen feel.



### Dining/Sitting Room

This is a multi purpose room, particularly characterful nature with some superb beams and timbers to the ceiling. To the chimney breast there is a raised coal effect gas fire with low level display plinths on either side ideal for the tv. In the far corner there is an open tread staircase rising up to the first floor accommodation. At the far end are opening twin timber and glazed doors through to the conservatory.



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### Conservatory

A room of good size, it has uPVC glazing and an external uPVC glazed door out into the garden. It enjoys a superb view across the valley and has floor tiling.



### Living Room

This room runs from the front to the back of the property and is a particularly characterful room. There are many features of particular note including the superb beamed ceiling and floor to ceiling stone fireplace with raised half and coal effect living flame gas fire on either side of this there is the stone display plinths, exposed stone walling and a window seat with wonderful exposed stonework and stone mullions. There's uPVC windows to the front elevation and a rear door with matching side screens out to the garden. There are various wall light points and the room can accommodate plenty of furniture. From the dining/sitting room, the staircase rises to the first floor accommodation.



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### Bedroom One

This is a large double sized room which runs from front to the back of the cottage. This room is light and bright and has a bank of uPVC windows at the front elevation with exposed stone mullions. To the rear there are twin double glazed windows which enjoy a superb view out to the adjoining farmland and across the valley. The room similar to the living room beneath is particularly characterful it has: one wall of exposed stonework, which incorporates timbers and there's a built in furniture with wardrobes, drawers and high level storage cupboards. There is plenty of space for further freestanding furniture and there are wall light points and a gas wall heater.



### Bedroom Two

Positioned to the front of the property and like bedroom one has a bank of uPVC windows with a series of stone mullions and deep windowsill. There is plenty of space for furniture with a wall mounted electric heater.



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### Bedroom Three

This is a single sized room but can also be utilised as a home office/study. Positioned to the rear of the property, it has built in storage and double wardrobe with a hanging rail and cupboards above. Being positioned to the rear of the property there is a uPVC windows which enjoys superb long distance open views.



### Bathroom

Fitted with a three-piece suite with a timber panelled bath, pedestal hand wash basin and a low level WC. There is tiling to the walls and floor coving and a side double glazed window.



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### External Details

Immediately in front of the property there is a garden area with shrubs and a paved section, perfect for tubs, pots and planters. To the left hand side is a concreted off road parking area. The garden to the rear is enclosed by perimeter fencing. It enjoys an open aspect with some wonderful views. There is a paved seating area which can be accessed from the door within the conservatory as well as the rear door from the living room. There is then a raised garden with borders and gravel.



### Tenure

The vendor has informed us that the property is Freehold.

# New Hey Road, Outlane Huddersfield,

Directions

