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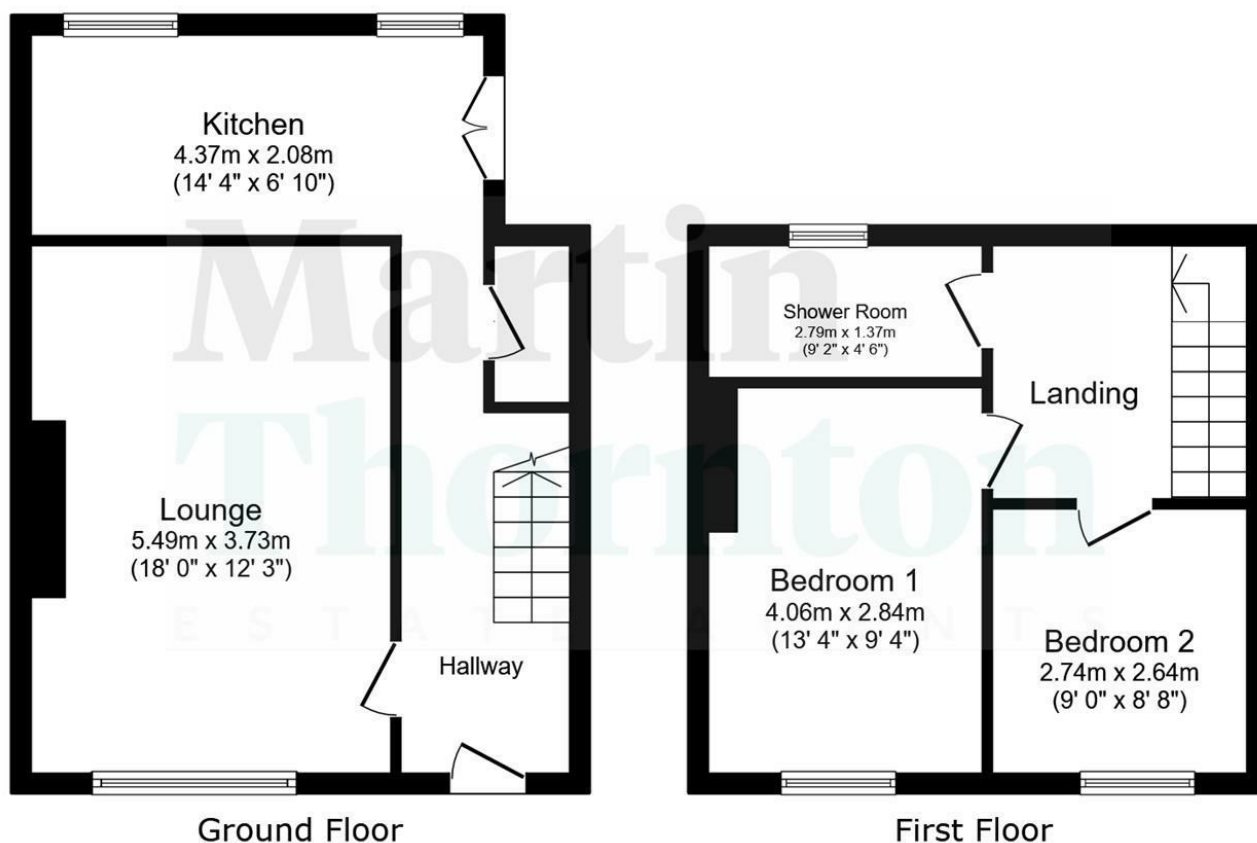
Daisy Lea, Outlane Huddersfield,

Offers over £140,000

This two-bedroom cottage has been extended from its original design and is set back from New Hey Road, enjoying a southerly aspect to the front, with views towards the golf course in the distance. The cottage requires a certain amount of cosmetic updating and offers buyers an opportunity to update, enhance and work with the existing character of this appealing Grade II Listed home. The accommodation comprises a good-sized entrance hallway, large living room with exposed stone windows and window seat and separate kitchen with access to the garden. On the first floor are two bedrooms and a shower room. The property has electric storage areas to certain areas and majority uPVC double-glazing. Externally, there is a flagged area, perfect for seating, tubs, pots and planters. There is an enclosed garden area at the rear.

**Daisy Lea, Outlane
Huddersfield,**

Floorplan



Total floor area: 71.4 sq.m. (768 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Daisy Lea, Outlane Huddersfield,

Details



Entrance Hallway

An external uPVC door with decorative glazed panels gives access to the entrance hallway, which runs from the front to the back of the property. A staircase rises to the first floor accommodation, beneath which is a useful storage area. The hallway has wall lights, an electric storage heater and is a perfect area for storing coats and shoes, etc. A timber and glazed door opens into the living room.



Living Room

This good-sized reception room is positioned at the front of the cottage and retains character features including the floor to ceiling chimney breast, incorporating a coal effect gas fire. There is a recessed alcove with display shelving and stone mullioned windows incorporating a window seat, with views looking towards the golf course. There is a timber panelled ceiling, two exposed beams and various wall light points.



Daisy Lea, Outlane Huddersfield,

Details



Kitchen

The kitchen is positioned at the rear of the cottage and runs the full width of the home. It has wall cupboards and base units, worktops extending to a small breakfast bar and a sink with mixer tap and single drainer. There is space for a freestanding gas cooker and space for other appliances, such as a fridge freezer, along with space and plumbing for an automatic washing machine. The room has two rear uPVC windows and timber and glazed doors give access to the rear garden.



First Floor Landing

From the entrance hallway, the staircase rises to the large landing area, which has access to the loft area and an electric storage heater.



Daisy Lea, Outlane Huddersfield,

Details



Bedroom One

This double bedroom is positioned at the front of the cottage and has stone mullioned uPVC windows. The frontage of the property enjoys a south-easterly aspect, making this room light and bright, with views towards the golf course in the distance.



Bedroom Two

This good-sized single bedroom is positioned at the front of the cottage and has stone mullioned uPVC windows, again with views towards the golf course in the distance.



Daisy Lea, Outlane Huddersfield,

Details



Shower Room

This room houses a shower cubicle with a folding entrance door, home to a New Team shower, a pedestal wash hand basin and a WC. It has a built-in airing cupboard with a cylinder. There is a rear single-glazed window.



External Details

In front of the cottage on the stone flags, there is space for tubs, pots and planters. The rear garden area is enclosed by perimeter fencing and has been designed for ease of maintenance, being predominantly paved, with beds and borders on three sides. It enjoys the afternoon sun and could easily be redesigned to purchasers' own requirements. It is nice to have outside space, which is not always the case with properties of this age.



Tenure

The vendor informs us that this property is Freehold

Daisy Lea, Outlane
Huddersfield,
Directions

