



cornerstone
ESTATE AGENTS

Stoney Cross Street
Huddersfield



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Offers Over £180,000

TAKE A LOOK INSIDE THIS STUNNING TWO BEDROOM STONE COTTAGE, AN IDEAL FIRST TIME BUY BEING READY FOR IMMEDIATE OCCUPATION WITH ACCOMMODATION OVER THREE FLOORS PROVIDING CHARMING LIVING AND KITCHEN SPACES. COMPLETE WITH A FABULOUS SIZE REAR GARDEN WHICH IS FULLY ENCLOSED WITH GATED ACCESS AND RAISED SEATING AREA TO THE FOOT OF THE GARDEN. LOCATED IN A HIGHLY POPULAR LOCATION WITH ACCESS TO HUDDERSFIELD CENTRE AS WELL AS LOCAL SCHOOLING. AN EARLY INTERNAL VIEWING IS HIGHLY RECOMMENDED.

The porch opens into a large hallway, perfect for storing shoes and coats. This flows through to a spacious sitting room, bustling with charm and character with a stunning wood burning stove as the focal point. Dual aspect double glazed window allows in superb levels of natural light with an outlook to the rear over the enclosed garden.

Heading down the stairs, the dining kitchen features a range of traditional style wall and base storage units that continue the country cottage feel. There is under stairs storage plus access out into the rear garden. The kitchen also then benefits from a utility room as well as a Lower ground floor W.C.

To the second floor are two bedrooms, one double and one single. Completing the accommodation is the three piece family bathroom with fully tiled walls.



Externally, a gated and dry stone wall boundary to the front provides access to the front door as well as a pathway to the side elevation into the rear garden. The rear garden is mainly laid to lawn and is a superb size with outhouse to the rear and raised patio area to enjoy the summer months.

WHAT3WORDS ///mops.mass.shaped

EPC D

SERVICES All available

TENURE Leasehold- 844 years left

COUNCIL TAX A

AGENT NOTES

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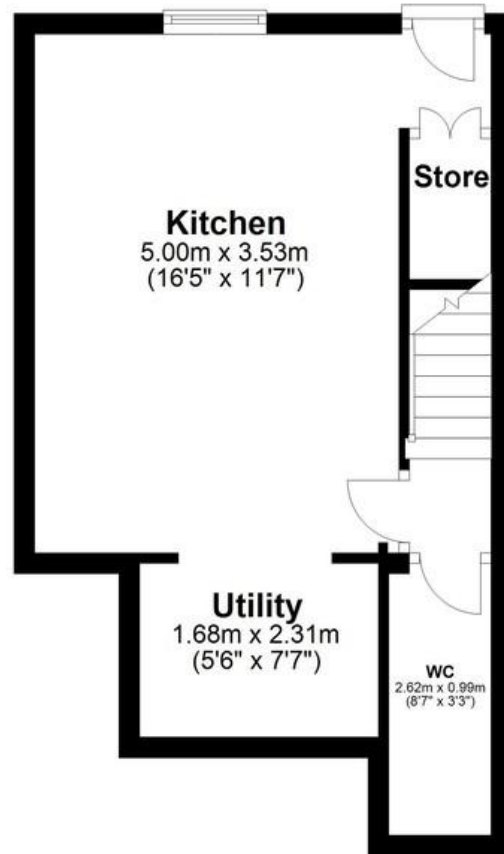






Lower Ground Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



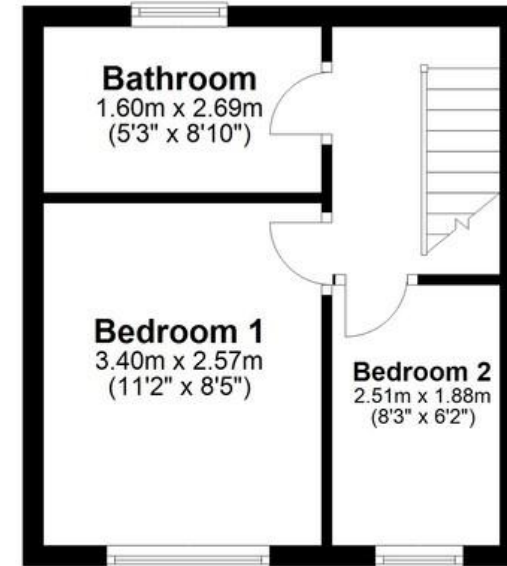
Ground Floor

Approx. 23.4 sq. metres (252.1 sq. feet)



First Floor

Approx. 22.6 sq. metres (243.0 sq. feet)



Total area: approx. 75.1 sq. metres (808.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		