



cornerstone
ESTATE AGENTS

Lascelles Hall Road
Huddersfield



Huddersfield

£170,000

TUCKED AWAY IN A CHARMING HAMLET OFF LASCELLES HALL ROAD WITH NO PASSING TRAFFIC IS THIS MODERNISED THREE BEDROOM COTTAGE, READY TO MOVE INTO WITH NO UPPER CHAIN.

This residence is situated in a superb, secluded location just off Lascelles Hall Road. It boasts a recently installed Howdens kitchen equipped with high-quality integrated appliances, as well as a modern fitted bathroom featuring a four-piece suite including a bath, toilet, pedestal washbasin, and spacious shower cubicle. Additionally, it is supplied with carpets and other floor coverings.

The property comprises a spacious living room with views of the front garden, a well-proportioned dining kitchen, stairs leading to two double bedrooms, a single bedroom, and the bathroom.

Enhanced by its picturesque surroundings, this delightful cottage offers easy access to stunning local walking trails, a popular gastro pub just a short stroll away, reputable local schools, and convenient access to nearby amenities.



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band B

EPC: D

What3Words: ///flute.bike.noting

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: TBC

Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**



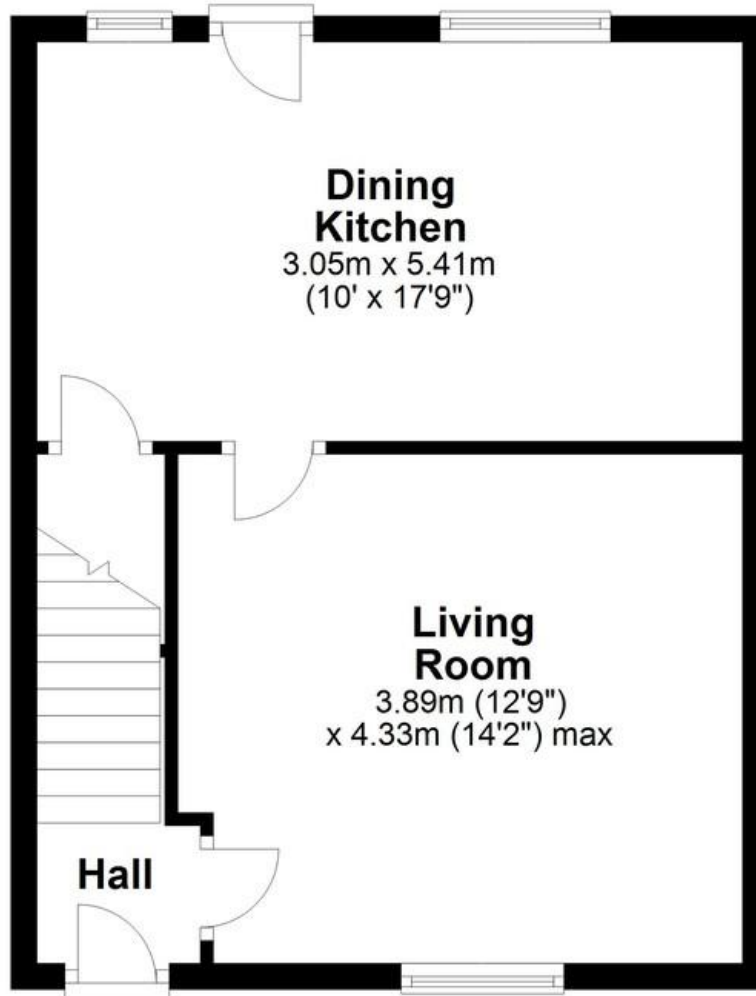




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

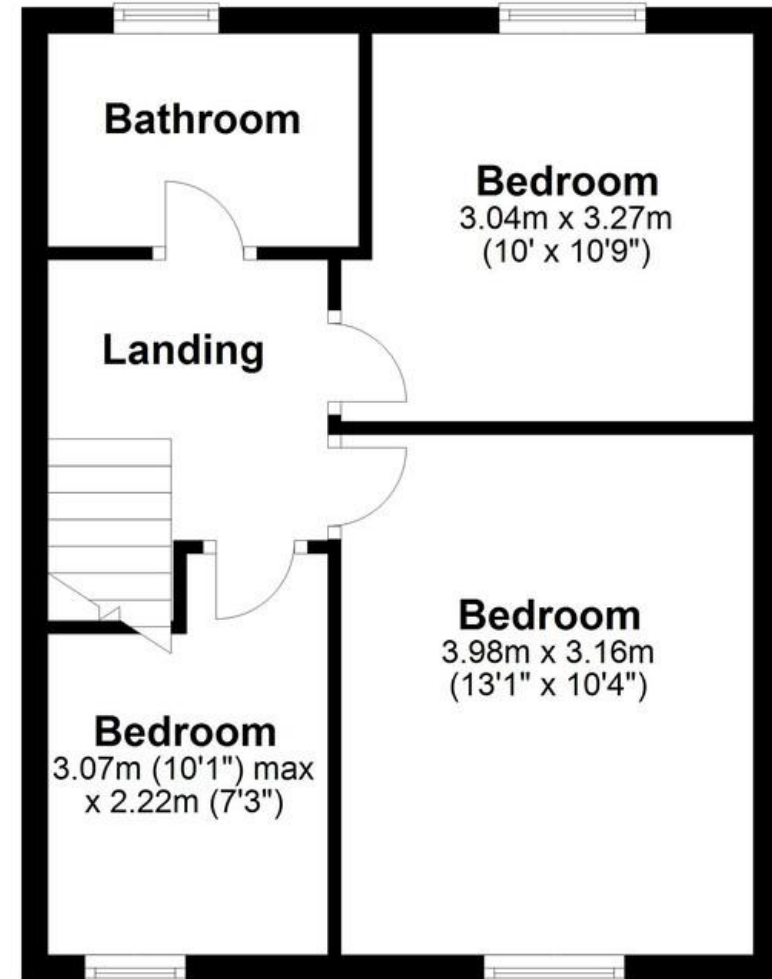
Ground Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 75.9 sq. metres (816.7 sq. feet)