



2 bed cottage to buy in HD5

Almondbury Bank, Huddersfield, West Yorkshire, HD5 8HA

£120,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

Off Street parking

Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ Two Bedrooms
- ✓ Charming Cottage
- ✓ Off Road Parking
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Jason Nicholson
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Tucked away down a quiet drive, this charming cottage briefly comprises: - kitchen, cellar, dining room, conservatory, lounge, two first floor bedrooms and house bathroom. There is an enclosed garden to the rear which has a lawn and patio, and to the front there is an off road parking space.

The property is conveniently located in between the villages of Almondbury and Moldgreen allowing excellent access to lots of local amenities including shops, pubs, restaurants, pharmacies, dental surgery and regular bus links into the town centre.

Property Comprises:

Kitchen - 4.42 x 3.12 max (14'6" x 10'2" max) - You enter the property through a part glazed uPVC door into the kitchen which is fitted with a range of white gloss wall and base units, contrasting roll top work surfaces, slate tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob, space for a fridge freezer and plumbing for a washing machine. There are two ceiling lights, two front facing windows and black tiled flooring completes the room. Doors lead to the dining room and cellar.

Cellar - 4.61 x 3.38 max (15'1" x 11'1" max) - Stone steps lead down to this excellent cellar which has power, light and has space to store household items.

Dining Room - 3.04 x 2.91 (9'11" x 9'6") - Located off the kitchen, this formal dining room has space for furniture. There is vinyl flooring underfoot and doors lead to the conservatory, lounge and kitchen.

Conservatory - 5.05 x 2.91 (16'6" x 9'6") - Spanning the width of the property, this addition to the property is the perfect place to sit and relax with friends and family and could lend itself to a variety of uses including a child's play room, second reception area or larger dining room. Patio doors open onto the garden and back to the dining room.

Lounge - 4.64 x 3.56 (15'2" x 11'8") - This L shaped lounge is full of natural light and has a good amount of space for freestanding furniture. There is an exposed stone fireplace with an electric fire which creates a nice focal point and carpeted flooring. A door leads to the dining room and stairs ascend to the first floor landing.

First Floor Landing - Stairs ascend from the lounge to the landing which has doors to the two bedrooms and house bathroom. A loft hatch provides access into the partially boarded loft.

Bedroom One - 4.62 x 2.60 (15'1" x 8'6") - Spanning the length of the property, this fantastic double bedroom is bursting with natural light courtesy of the dual aspect windows which overlook the front and rear of the property. There is an abundance of space for freestanding bedroom items and a door leads to the landing.

Bedroom Two - 3.23 x 2.95 (10'7" x 9'8") - A charming L shaped single bedroom with a bank of fitted cupboards to one wall, one of which houses the property's combination boiler. There is neutral décor, carpeted flooring and a rear facing window overlooks the garden and woodland beyond. A door leads to the landing.

House Bathroom - 1.98 x 1.59 (6'5" x 5'2") - Fitted with a three piece white suite including a bath with shower over, low level W.C and pedestal hand wash basin. The room is partially tiled with white wall tiles, a front facing obscure glazed window and a door leads to the landing.

Rear Garden - To the rear of the property there is a wonderful enclosed garden which has a large lawn and patio which adjoins the conservatory allowing for outside dining and entertaining. At the bottom of the garden there is an enclosed low maintenance area, a useful shed and a gate leads out to some steps which take you down to Almondbury Bank.

Front / Parking - To the front of the property there is an allocated parking space for one vehicle.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Cottage

Parking: Off Street

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

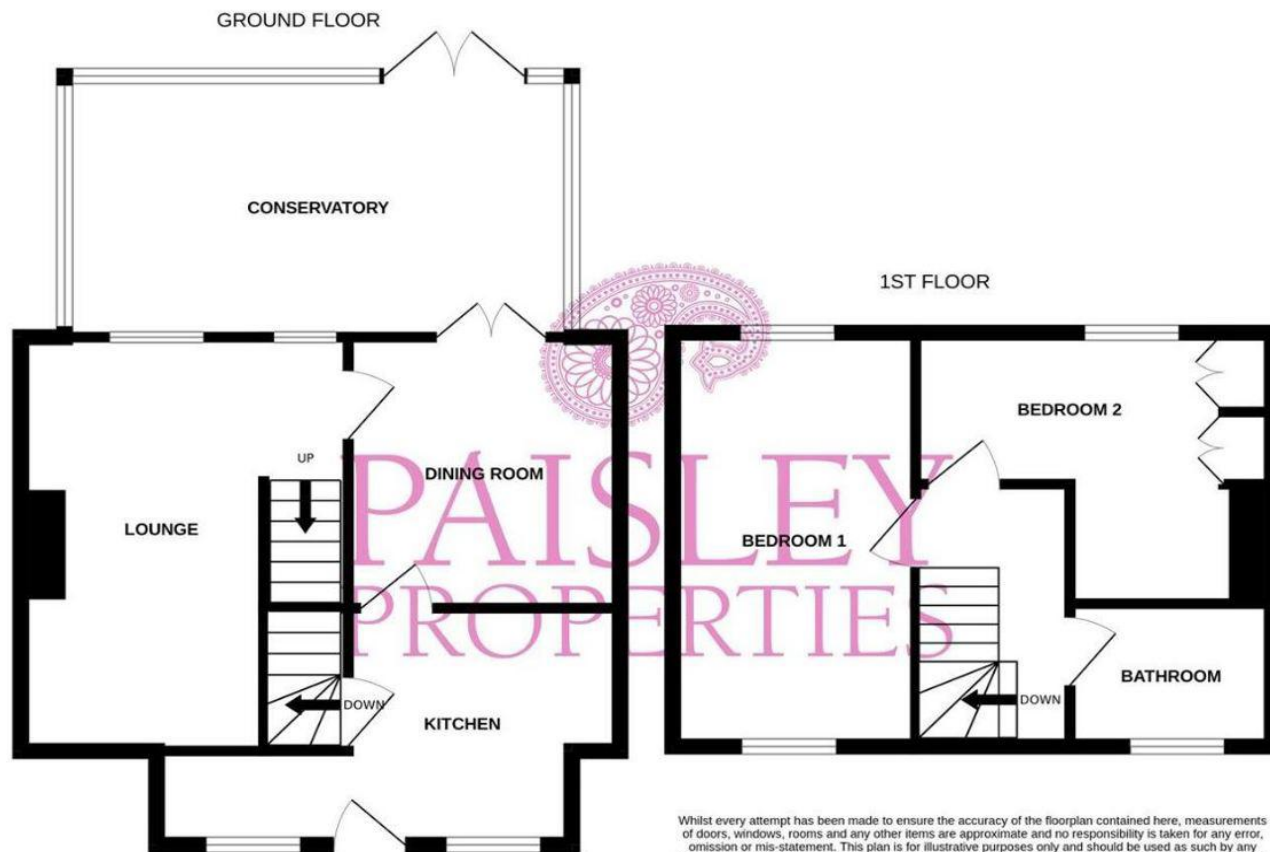
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Almondbury Bank, Huddersfield, West Yorkshire, HD5 8HA

Contact your local branch today for more information on this property:

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