



cornerstone
ESTATE AGENTS

Lascelles Hall Road
Huddersfield



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Asking Price Of £175,000

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

Having recently had new hardstanding parking installed for two cars and sitting out area to the front as well as a small alfresco dining terrace to the rear to capture the best of the afternoon and evening sun.

The complete renovation has been done to a good standard having a newly installed Howdens kitchen with a range of quality integrated appliances and brand new contemporary fitted bathroom with shower. It also comes complete with carpets and floor coverings.

The location of this charming cottage is enhanced by stunning local walks on the doorstep and a highly popular gastro pub within a short walk, highly regarded local schools and good access to local amenities.



WHAT3WORDS ///knots.hurry.nets

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 FOR M 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 WHATEVER IN RELATION TO THIS PROPERTY.

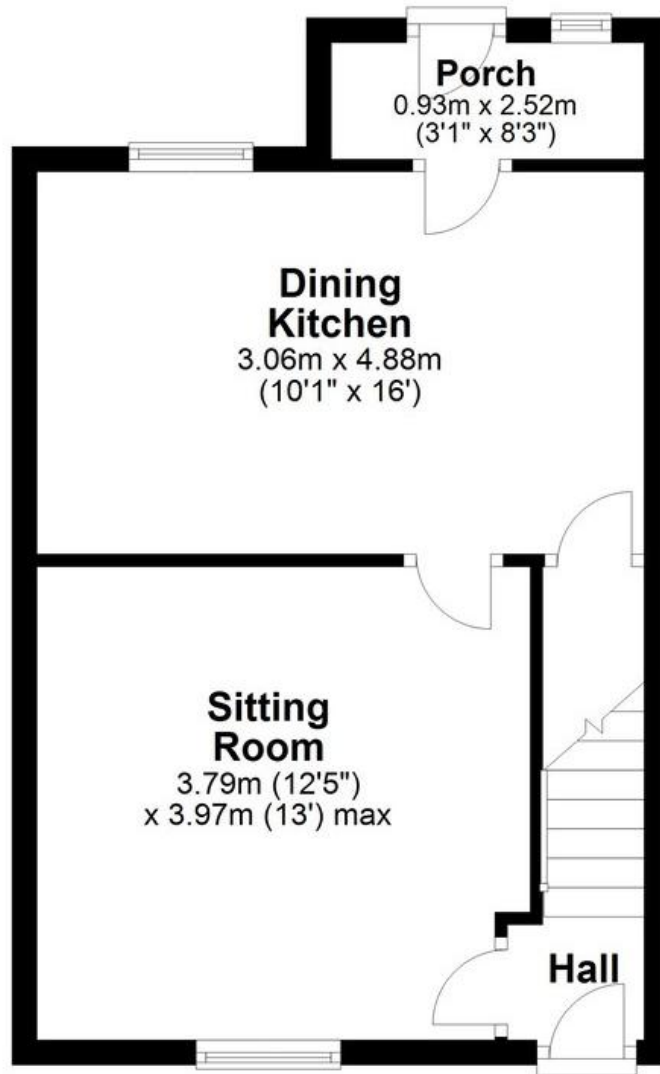




Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

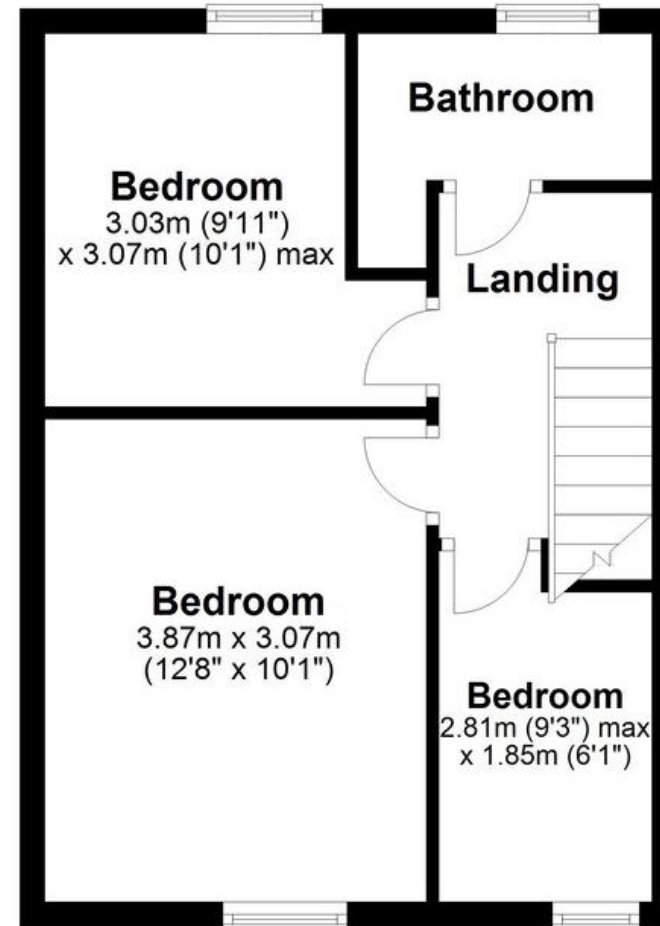
Ground Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 70.5 sq. metres (759.1 sq. feet)