



cornerstone
ESTATE AGENTS

Greenside
Lower Cumberworth, Huddersfield



Lower Cumberworth, Huddersfield

Offers Over £300,000

TAKE A LOOK INSIDE THIS STUNNING THREE BEDROOM COTTAGE, HAVING BEEN METICULOUSLY RENOVATED BY THE CURRENT OWNERS TO CREATE A FABULOUS COUNTRY HOME. WITH ACCOMMODATION STRETCHING OVER THREE FLOORS OFFERING THREE LARGE BEDROOMS AS WELL AS LIVING SPACE WHICH FLOWS OUT TO A SOUTH FACING REAR GARDEN. BEING SITUATED DOWN A QUIET COUNTRY TRACK YET ENJOYING EASY ACCESS TO BOTH DENBY DALE AND SKELMANTHORPE, ENJOYING THE RANGE OF AMENITIES ON OFFER FROM BOTH.

DESCRIPTION

A porch opens from Greenside and provides storage for shoes and coats. This leads into the dining kitchen which features a range of white wall and base storage units with complimentary work surface extending to create a breakfast bar with seating for three stools. Appliances include integral over, hob and extractor fan. Access from the kitchen is presented to the useful storage cellar as well as leading into the sitting room. Located to the rear, with French style patio doors opening to the South facing aspect.

To the first floor are two well proportioned double bedrooms, with the rear facing room enjoying a stunning outlook over neighbouring countryside. A well appointed, contemporary three piece bathroom suite compliments the finish of the home. Stairs from the original third bedroom lead to a



newly converted principal bedroom with even better view to the rear elevation.

Externally, gravelled parking is available immediately outside with further parking possible in a parcel of land over the lane. This area can comfortably house a further two vehicles and also has a large storage shed. A pathway leads around the side of the property into the rear garden, a good size stone flagged patio creates a wonderful space to enjoy the summer months and leads down to a lawn with walled, fenced and hedge boundaries.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band B

EPC: D

What3Words: forecast.triangle.nips

Parking: Allocated parking

UTILITIES Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Superfast 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 WHATEVER IN RELATION TO THIS PROPERTY.



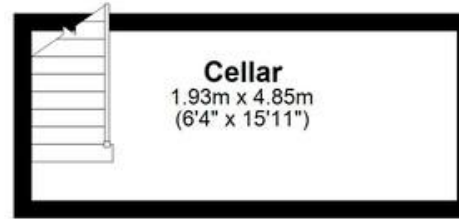






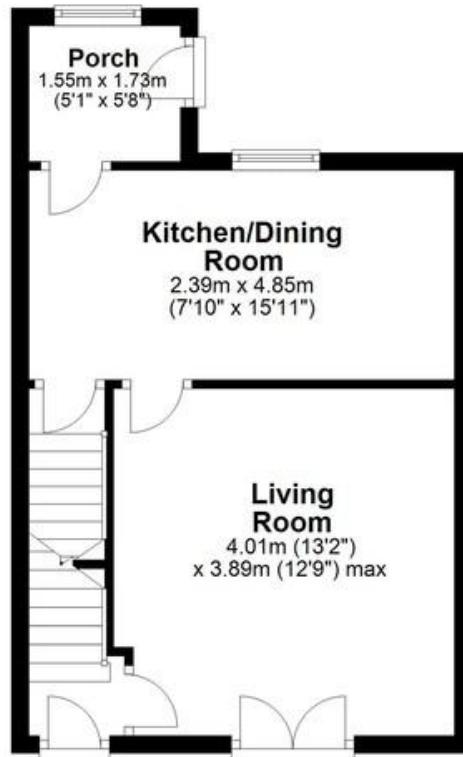
Basement

Approx. 9.4 sq. metres (100.7 sq. feet)



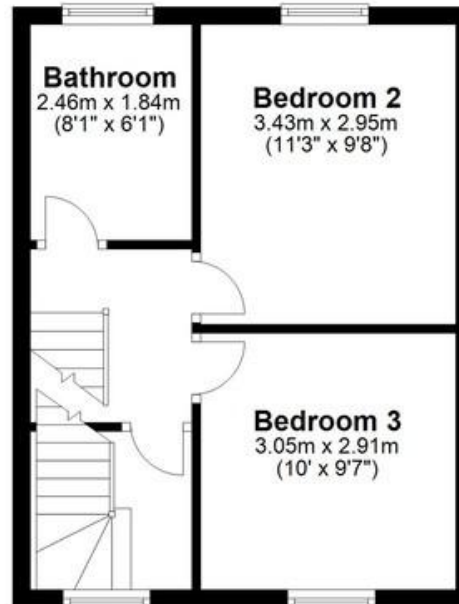
Ground Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



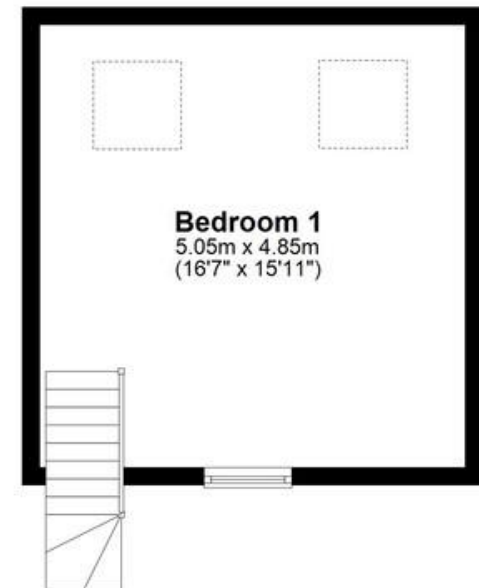
First Floor

Approx. 31.8 sq. metres (342.0 sq. feet)



Second Floor

Approx. 24.5 sq. metres (263.5 sq. feet)



Total area: approx. 99.8 sq. metres (1074.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		