



cornerstone
ESTATE AGENTS

Paris
Scholes, Holmfirth



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Offers In Region Of £249,995

THIS DELIGHTFUL THREE-BEDROOM COTTAGE IS SITUATED IN A SOUGHT-AFTER LOCATION AND OFFERS A FANTASTIC OPPORTUNITY FOR BUYERS LOOKING FOR A HOME WITH POTENTIAL. THE PROPERTY FEATURES A COZY LOUNGE WITH A MULTI-FUEL STOVE, A KITCHEN WITH A BREAKFAST BAR, TWO DOUBLE BEDROOMS, AND ONE SINGLE BEDROOM. THE HOUSE ALSO INCLUDES A FAMILY BATHROOM AND BEAUTIFUL GARDENS TO THE FRONT AND REAR. THERE ARE TWO GENEROUSLY SIZED OUTBUILDINGS THAT CAN BE USED AS WORKSHOPS OR OFFICE SPACE. ADDITIONALLY, THERE IS POTENTIAL TO EXTEND THE PROPERTY, SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENT. OFFERED WITH NO UPPER CHAIN.

Entrance

The front door opens into a hallway with ample storage space for cloaks. A wide staircase leads to the first-floor landing, where a door opens to the lounge.

Lounge

The lounge is a super cosy space, enhanced by the warmth of the multi-fuel stove. It offers a welcoming atmosphere, perfect for relaxing and unwinding. A double-glazed window with garden views adds to the charm.



Kitchen

The kitchen is equipped with an array of wall and base units, including an integrated oven and gas hob. There is plumbing for a washing machine and dishwasher, as well as space for a fridge-freezer. A breakfast bar provides an ideal spot for everyday dining. A door leads to the garden, and another door leads to the cellar.

Cellar

The vaulted cellar is a valuable addition, featuring a large salting table and benefiting from light and power supply.

Landing

The landing provides access to the bedrooms and the bathroom. It also offers access to a spacious loft space, providing useful storage. A fitted cupboard on the landing also contributes to additional storage space.

Bedroom One

Located at the rear of the property, this bedroom is decorated in neutral tones and features wooden floorboards. A window provides lovely views over the rear garden.

Bedroom Two

Another double bedroom, this room is situated at the front of the property and features a charming décor with delightful views.

Bedroom Three

A generous single bedroom with neutral décor and attractive views.

Bathroom

The family bathroom is fitted with a three-piece suite, including a panel bath with a shower over, a wash basin, and a WC.

Externally

The property boasts delightful gardens to the front and rear, as well as two good-sized outbuildings. There is also the all-important off-road parking.

Agent's Note

This cottage is ripe for extension, subject to obtaining the necessary planning consents. Don't miss out on the opportunity to make this home your own.

ADDITIONAL INFORMATION

Council Tax:B

EPC: TBC

Tenure: Freehold

Parking: Off Road Parking

UTILITIES

Electric: Mains

Gas: Main

Water: Mains

Heating:TBC

Broadband:Fibre to the Cabinet Broadband

Mobile Coverage: 4G/5G check with your provider

AGENT NOTES

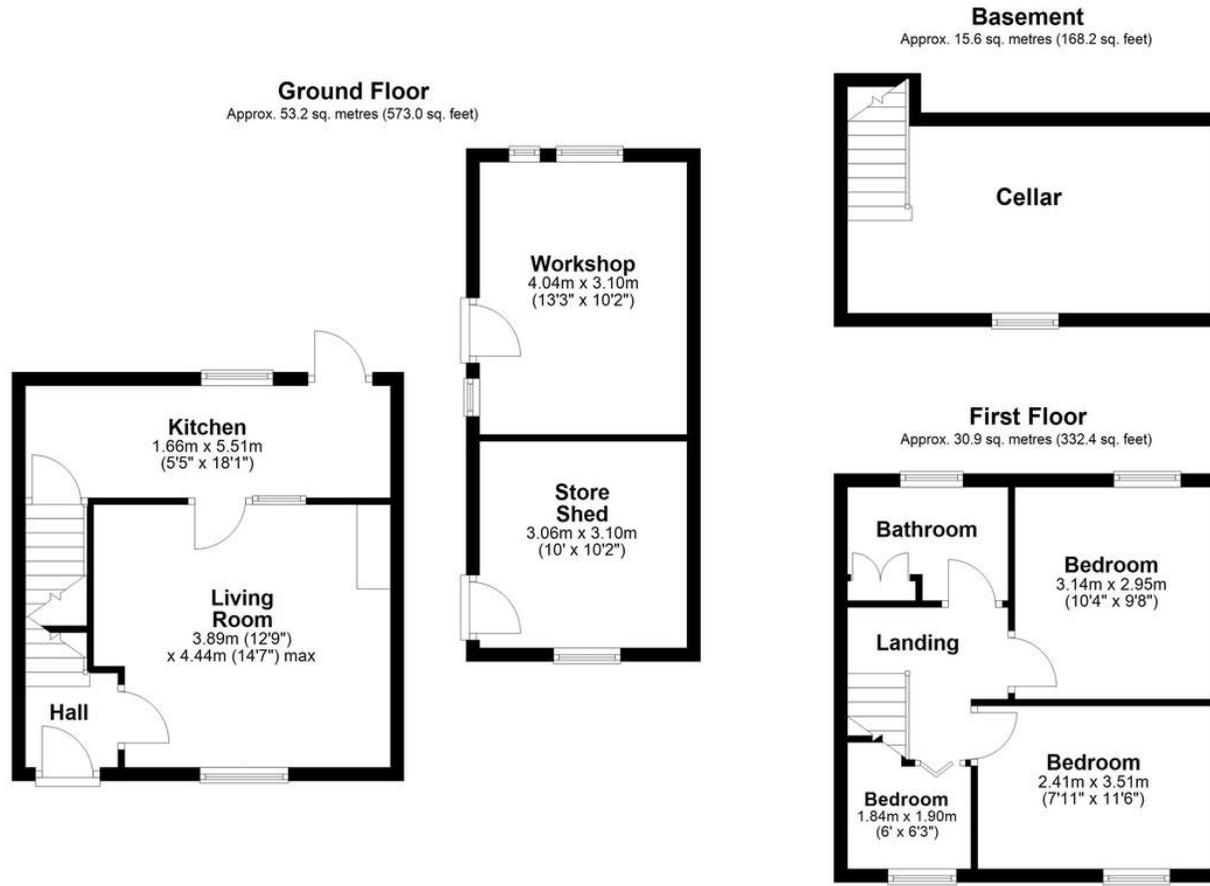
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Total area: approx. 99.7 sq. metres (1073.6 sq. feet)



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