



Mole Warp Cottage Netheroyd Hill Road, Huddersfield, HD2 2LN

£495,000

Approached by a long private driveway is this beautiful cottage packed with character and surrounded by woodland with extensive gardens. Accommodation comprises; Snug with wood burner, inner lobby, lounge with bow window letting in lots of light and having a wood burner, dining room, breakfast kitchen with integrated appliances and a convenient cloaks/w.c. To the first floor; landing with plenty of storage, master bedroom with en-suite shower room, double bedroom with juliet balcony where you can enjoy the views of the rear garden and woodland and en-suite wet room, double bedroom, single bedroom and bathroom. Extensive gardens with mature bushes, trees and shrubbery, plenty of off road parking and garage. The property has the benefit of majority Upvc double glazing, smart meters and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential. There is planning permission for a fifth bedroom (no expiry).

Ground Floor

Snug 12'11" x 13'7" (3.96 x 4.16)



Wood floor, radiator, Upvc double glazed window and wooden single glazed door to front. Inglenook fireplace with cast iron dual fuel stove with stone base, brick surround and wooden mantel. Exposed beams and wall lights. Door to inner lobby;

Inner Lobby

Staircase access to first floor and doors to kitchen and lounge;

Lounge 15'11" x 25'11" (4.87 x 7.92)



Three radiators, Upvc double glazed Bow window and Upvc double glazed French doors to front. Wall lights, coving to ceiling and cast iron stove with tiled base and surround. Door to dining room;

Dining Room 8'11" x 17'8" (2.74 x 5.41)



Wood floor, radiator and two Upvc double glazed French doors to rear. Door to breakfast kitchen;

Breakfast Kitchen 8'11" x 22'8" (2.74 x 6.93)



Having a range of wall and base units with laminate worktop, gas and electric cooker point with extractor hood above, integrated dryer and washing machine. Integrated dishwasher and fridge/freezer. Sink, tiled floor, part underfloor heating, 'Ideal' condensing boiler and stop tap. Radiator, Upvc double glazed French doors and Upvc double glazed window to rear. Loft hatch, spotlights and breakfast bar. Door to cloaks/w.c.;

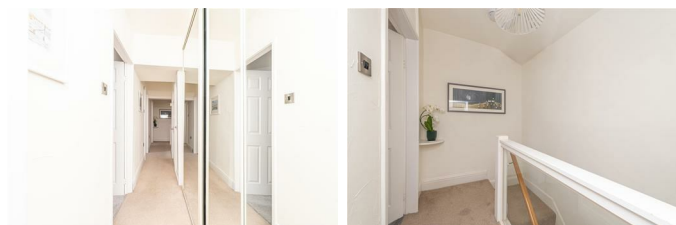
Cloaks/w.c.



Two piece suite comprising low flush w.c. and sink with vanity unit and tiled splashback. Tiled floor and fusebox. Underfloor heating.

First Floor

Landing



Cupboard housing hot water cylinder, further storage cupboards, spotlights and fitted wardrobes with sliding mirrored doors. Doors to bathroom and bedrooms;

Bedroom One 10'1" x 12'1" (3.09 x 3.70)



Double bedroom with radiator, two Upvc double glazed windows to front and spotlights. Fitted wardrobes with sliding doors and t.v. point. Door to en-suite;

En-suite Shower Room 5'7" x 8'2" (1.72 x 2.51)



Four piece suite comprising low flush w.c. sink with vanity unit, bidet and shower cubicle with mains shower. Tiled floor, tiled walls and spotlights. Extractor fan, chrome heated towel radiator and Upvc double glazed window to front.

Bedroom Two 12'1" x 15'5" (3.7 x 4.72)



Double bedroom with radiator, spotlights and storage cupboard. T.v. point, Upvc double glazed French doors with glass juliet balcony to rear.

En-suite Wet Room



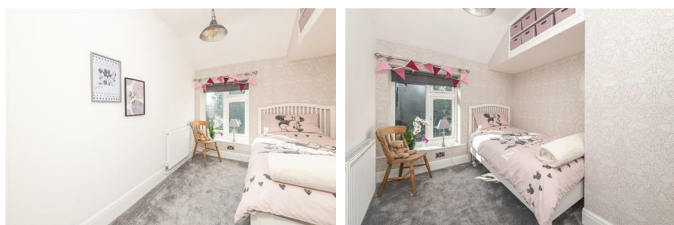
Three piece suite comprising low flush w.c. sink with vanity unit and walk in shower with mains shower. Tiled floor, part tiled walls and extractor fan. Heated towel radiator and spotlights.

Bedroom Three



Double bedroom with radiator, spotlights and loft hatch. Wooden double glazed window to side.

Bedroom Four 7'11" x 10'1" (2.43 x 3.09)



Single bedroom with radiator, built in shelving and Upvc double glazed window to front.

Bathroom 5'11" x 10'1" (1.82 x 3.09)



Three piece suite comprising low flush w.c. sink with vanity unit and jacuzzi style bath. Radiator, wood floor and part tiled walls. Extractor fan, spotlights and Upvc double glazed window to front.

External



Extensive gardens to front and rear with mature bushes, trees and shrubbery.

Parking

Garage



Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

Council Tax Band

F

Water

Water Rates

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

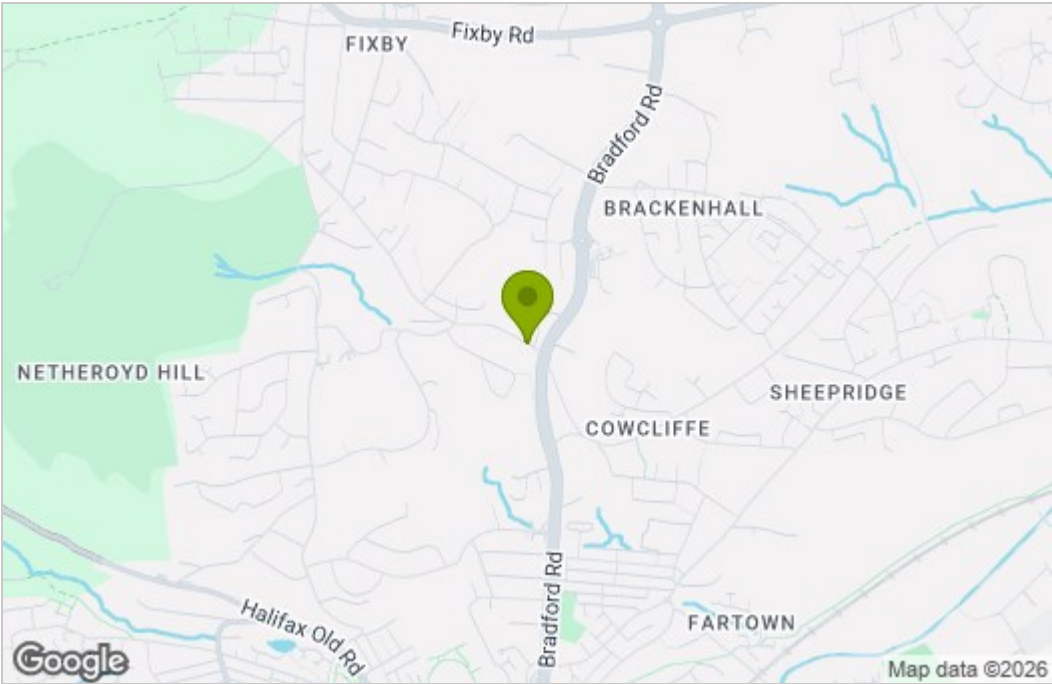
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

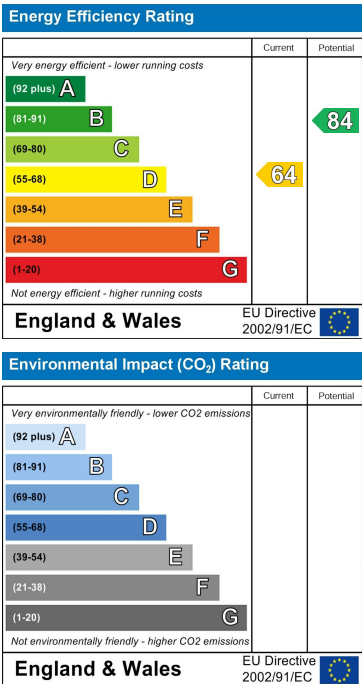
Floor Plan



Area Map



Energy Efficiency Graph



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