cornerstone
ESTATE AGENTS

Wakefield Road

Fenay Bridge, Huddersfield

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Offers In Region Of £129,950

LOCATED DOWN A PRIVATE LANE OFF THE MAIN ROAD IS THIS 2 / 3 BEDROOM FABULOUS COTTAGE WITH STUNNING FAR REACHING VIEWS TOWARD CASTLE HILL.

It is located on a large plot with a sloping area leading to a more flat garden area below. There is scope to have a decked area to fly out over this banking whilst still keeping the lower garden area. Living space over three floors with large dining/living/kitchen to the lower ground floor, sitting room/bedroom and bathroom to the ground floor and 2 further bedrooms one with ensuite to the first floor. The property comes with generous parking provision and is ready to move into with no upper chain.

WHAT3WORDS ///prone.flip.safety

AGENT NOTES

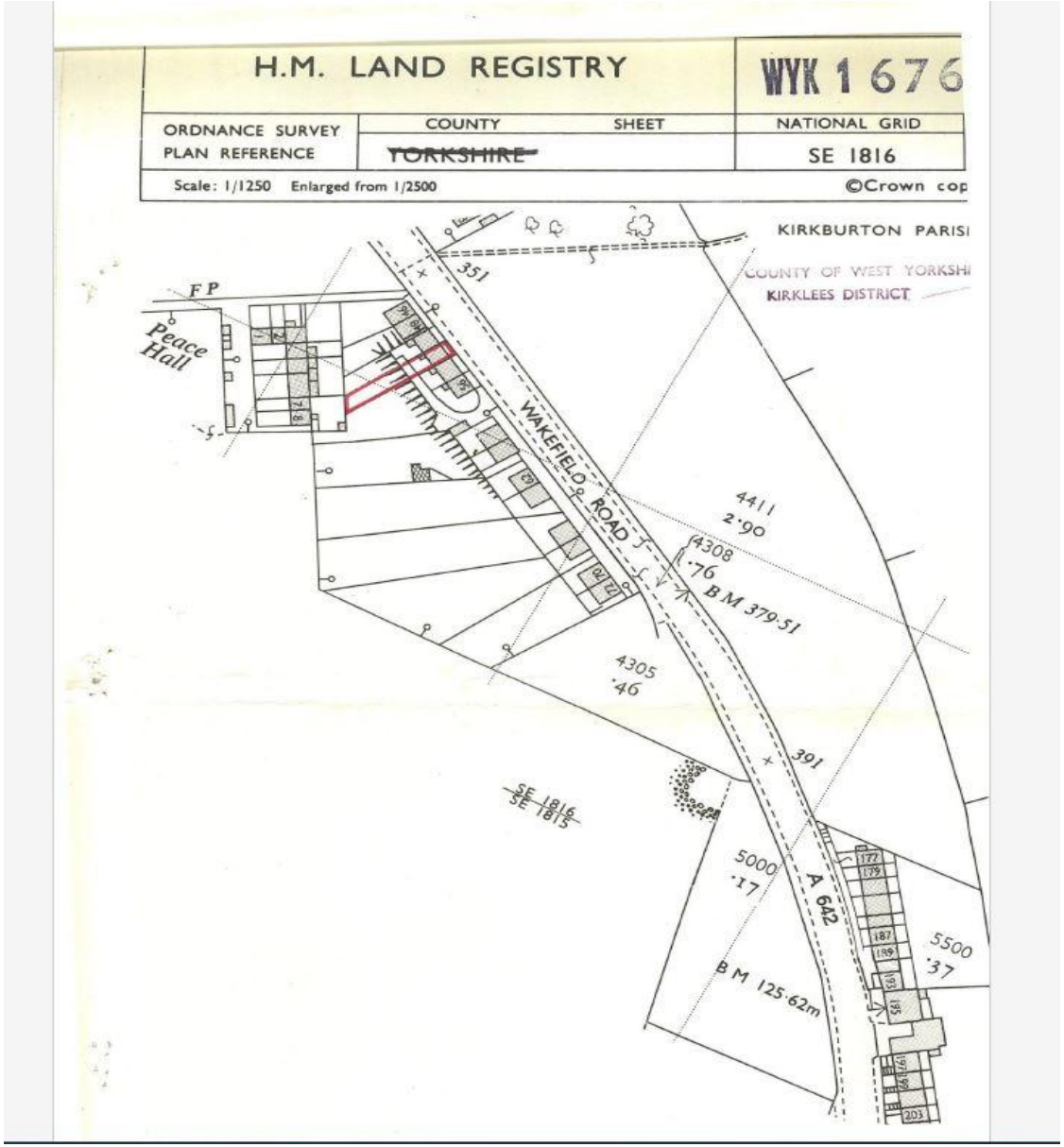
1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

: Please note we have not tested the services
e equipment or appliances in this property,
we strongly advise prospective buyers to
their own survey or service reports before
eir offer to purchase.
PARTICULARS ARE ISSUED IN GOOD
DO NOT CONSTITUTE
NTATIONS OF FACT OR FORM PART OF
R OR CONTRACT. THE MATTERS
D TO IN THESE PARTICULARS SHOULD
ENDENTLY VERIFIED BY PROSPECTIVE
R TENANTS. NEITHER CORNERSTONE
GENTS (YORKSHIRE) LIMITED NOR ANY
PLOYEES HAS ANY AUTHORITY TO
GIVE ANY REPRESENTATION OR
Y WHATEVER IN RELATION TO THIS
Y.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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