



cornerstone
ESTATE AGENTS

Dean Brook Road
Huddersfield



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Offers Over £100,000

A COSY AND CHARACTERFUL GRADE II LISTED ONE BEDROOM COTTAGE, SET IN THE POPULAR VILLAGE OF ARMITAGE BRIDGE. STYLED IN NEUTRAL COLOURS, RETAINING MANY ORIGINAL FEATURES SUCH AS BEAMED CEILING, MULLION WINDOWS AND WINDOW SEATS.

ENTRANCE

Door opens to the kitchen and lounge area.

KITCHEN

The kitchen having a range of base and wall units, rolled edge work surface with useful breakfast bar, built-in electric oven, gas hob with extractor fan above, 1 1/2 bowl sink unit with mixer tap over. Having integral fridge and being plumbed for a washing machine.

LOUNGE

18' 7" x 13' 7" (5.66m x 4.14m)

A delightful cosy lounge with living-flame gas fire in a mantle-style surround. Having a feature window seat, perfect for enjoying the view over the rear garden as well as beamed ceiling, mullion-style windows and stable door to the rear

CELLAR

door leading from lounge under stairs with steps down to small cellar area with handy storage and electric metre.

STAIRS/LANDING

Stairs rise to the first floor bedroom and shower room.

BEDROOM

17' 11" x 13' 8" (5.46m x 4.17m)

Large bedroom with dual aspect. Having high quality fitted furniture. Radiators under front and rear windows. Cupboard at top of stairs housing the gas combi boiler.

EN SUITE

Fully tiled with radiator and having a white 3 piece suite comprising large step in shower cubicle, pedestal wash basin and low level WC.

REAR GARDEN

Lawn with shrub border as well as mature trees providing privacy from surrounding areas. Rear path allowing foot access for neighbouring house.

PARKING

There is a parking space for one car situated across the road to the front of the property.



