



cornerstone  
ESTATE AGENTS

Tolsons Yard  
Moldgreen, Huddersfield





## Tolsons Yard

Moldgreen, Huddersfield

Offers In Region Of £105,000

ATTENTION ALL FIRST-TIME BUYERS! THE PERFECT FIRST TIME BUY! TUCKED AWAY IN A PRIVATE COURTYARD SETTING, CORNERSTONE ARE PROUD TO BE ABLE TO MARKET THIS TWO BEDROOM, TASTEFULLY PRESENTED COTTAGE. A LAYOUT BRIEFLY INCLUDES KITCHEN AND LOUNGE ON THE GROUND FLOOR WITH TWO GOOD SIZE DOUBLE BEDROOMS AND HOUSE BATHROOM ON THE FIRST FLOOR. EXTERNALLY THERE ARE LAWN GARDENS TO THE FRONT AS WELL AS OFF ROAD PARKING.

## GROUND FLOOR

Entering the property the entrance vestibule is enclosed therefore space to shake off the outdoors before entering the lounge. Through into the lounge, this light and bright room enjoys a pleasant outlook onto the front lawn garden and courtyard. Nicely presented and ready to move into, this property will appeal to those first-time buyers. The lounge can comfortably house a range of furniture including dining set. Doorway opens into the kitchen which is separate from the lounge yet retains a social aspect with decorative openings in the partitioning wall. The newly fitted kitchen is made up of both low and high cupboards which are then topped with a granite effect surface. A range of utilities equip the kitchen including integrated oven, gas hob and extractor above. There is then space for free standing white goods.



## LOUNGE

13' 9" x 12' 8" (4.2m reducing to 4.1m x 3.88m)

## KITCHEN

15' 1" x 5' 1" (4.6m x 1.56m)

## FIRST FLOOR

Arriving on a larger than average landing, the vendor has utilised this space well with a dresser. Through into the master bedroom, this spacious room is decorated tastefully. A pleasant elevated view of the courtyard is enjoyed. Into the second bedroom, this good size room comfortably houses a range of free-standing furniture as well as built-in wardrobes, and is a good size in comparison with other cottages. The house bathroom benefits from a three-piece suite including bath with shower over, WC and hand wash basin. Partially tiled for ease of maintenance.

## MASTER BEDROOM

9' 6" x 11' 1" (2.9m reducing to 2.5m x 3.4m)

## BEDROOM TWO

12' 9" x 8' 3" (3.9m reducing to 2.8m x 2.52m)

## OUTSIDE

Arriving at the front of the property there is off road parking for one vehicle with then space for visitor vehicles. There is also a good size lawn garden.







