



cornerstone
ESTATE AGENTS

Fleminghouse Lane
Huddersfield



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Offers In Region Of £125,000

A VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS WONDERFULLY PRESENTED HOME. THE PROPERTY HAS BEEN LOVINGLY PUT TOGETHER WITH A GREAT EYE FOR DETAIL COMBINING A HOMELY VINTAGE FEEL WITH MODERN KITCHEN AND BATHROOM AND ATTIC ROOM UTILISED AS A SECOND BEDROOM (NO BUILDING REGULATIONS)

ENTRANCE The entrance provides an area to keep outdoor footwear and hang coats before entering the home.

LIVING SPACE 15' x 15' (4.57m x 4.57m) approx. Boasting an extremely spacious open plan living space, a superb sociable area combining a cosy seating area with a dining space and a classic fitted kitchen. The eye for detail, vintage style décor and presentation is immaculate whilst an eye catching inglenook fireplace is a dominant feature and creates a homely cosy feel. Door provides access to the cellar, a useful space to store household items, this space can also be utilised as a laundry/utility area.

LANDING A spacious landing offering access to the bedroom and bathroom with a space saver staircase rising to the attic room.



BEDROOM 16' x 10' (4.88m x 3.05m) approx. Extremely spacious, this room offers a good amount of floor space for a full set of free standing furniture, again the décor is extremely pleasant and the front facing window floods the room with natural light.

BATHROOM Having a crisp three piece suite comprising bath with shower over, low level WC and wash hand basin.

ATTIC 14' x 9' 1" (4.27m x 2.77m) approx. This room has heating and a Velux window for natural light, the room is neutrally presented with stripped floor boards providing a rustic feel, this room has been used as a guest room however does NOT HAVE BUILDING REGULATIONS.

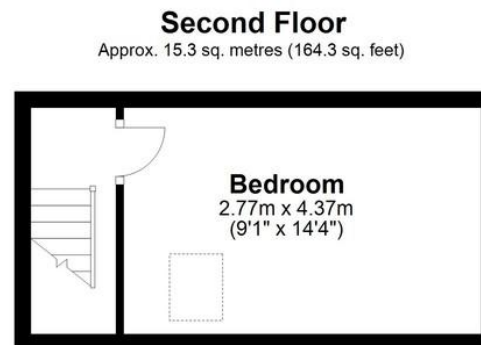
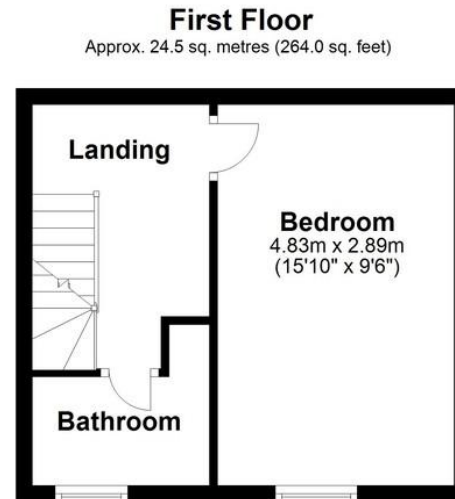
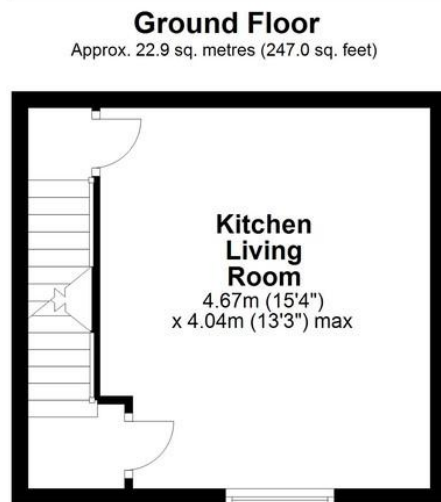
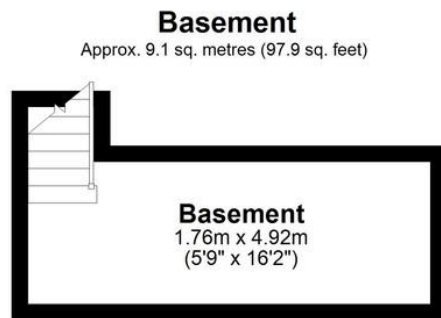
EXTERIOR The front garden is tiered and has areas that can be planted up that are covered with slate providing a modern and tidy feel.

WHAT3WORDS ///happy.truck.foil

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Total area: approx. 71.8 sq. metres (773.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		