





## Barnsley Road Upper Cumberworth, Huddersfield

Guide Price £120,000

THIS ATTRACTIVE STONE COTTAGE IS SAT IN A TUCKED AWAY SEMI RURAL LOCATION OFFERING EXPOSED PERIOD FEATURES AND HAVING SPACE TO EXTEND INTO THE DERELICT CONNECTED OUTBUILDING, CREATING A MUCH LARGER HOME. THE PROPERTY BOASTS A PARKING SPACE AND A COURTYARD DIRECTLY OUTSIDE THE FRONT DOOR, WITH ACCESS TO THE GARDEN.

This attractive stone cottage is sat in a tucked away semi rural location offering exposed period features and having space to extend into the derelict connected outbuilding, creating a much larger home. The property boasts 2 parking spaces and a courtyard directly outside the front door, with access to the garden.

**LOUNGE** 16' 0" x 13' 0" (4.88m x 3.96m) approx. Oozing with charm and character with period stone flagged floor and inglenook fire place that dominates the room creating a stylish focal point. The room is open plan connecting the cottage kitchen with the charming family room. There are dual aspect windows that flood the room with natural light. A door opens to the cellar head,



**CELLAR** 10' 0" x 8' 0" (3.05m x 2.44m) approx. The cellar is a large space with good head heights and offers scope to convert into living space creating a further reception room.

**BEDROOM** 16' 1" x 13' 0" (4.9m x 3.96m) approx. A king size bedroom neutrally presented with fitted wardrobed. The room offers ample space for a full range of free standing furniture. A front facing window provides far reaching views over the valley. There is a door that opens to the bathroom.

**BATHROOM** 6' 1" x 5' 1" (1.85m x 1.55m) approx. Comprising bath, low level WC and a wash hand basin.

**CONNECTED OUT BULDINGS** 10' 0" x 9' 0" (3.05m x 2.74m) approx. Connected to the property is an out building that offers great scope to renovate and incorporate into the property creating a substantially larger home, there is also potential to knock through from the lounge. Subject to necessary consents. The outbuildings could also be utilised as workshops or storage.

**EPC** E

**TENURE** Freehold

## COUNCIL TAX A

**SERVICES** Connected to all services

**WHAT3WORDS** ///stoops.pounds.lushly

### AGENT NOTES 1

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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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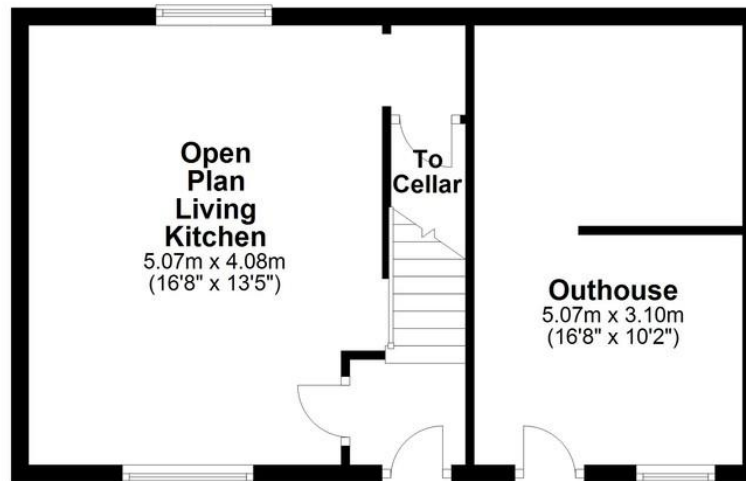
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### Ground Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



### First Floor

Approx. 25.5 sq. metres (274.4 sq. feet)



Total area: approx. 67.2 sq. metres (723.8 sq. feet)

