



cornerstone  
ESTATE AGENTS

Cuttlehurst  
Scissett, Huddersfield



## Cuttlehurst

Scissett, Huddersfield

Offer In Region Of £95,000

THIS FIRST FLOOR APARTMENT IS LOCATED ON THE HIGHLY SOUGHT AFTER ROAD OF CUTTLEHURST AND PERCHED ON AN ELEVATED POSITION THEREFORE BOASTING INCREDIBLE VIEWS OVER THE SURROUNDING VILLAGE. THIS PROPERTY IS IN NEED A SMALL PROGRAM OF MODERNISATION THROUGHOUT HOWEVER WITH THE SPACE ON OFFER, THIS PROPERTY COULD BE MADE INTO SOMETHING SPECIAL. INTERNALLY THE PROPERTY BRIEFLY COMPRISES AN OPEN PLAN SITTING ROOM AND KITCHEN SPACE, DOUBLE BEDROOM AND BATHROOM. EXTERNALLY THE PROPERTY HAS OFF ROAD PARKING.

**ENTRANCE HALL** Entering the property doors lead to the living space, bathroom and bedroom, and built in storage cupboard

**KITCHEN/SITTING ROOM** 24' 4" x 10' 3" (7.42m x 3.12m) Large open plan space with living room at one end and a fitted kitchen with breakfast bar, at the other, with windows at both ends, feature fitted gas fire. kitchen has a one and a half bowl fitted sink, fitted Neff oven and four ring gas hob and space for a washing machine.

**BATHROOM** 8' 8" x 6' 6" (2.64m x 1.98m) Large bathroom with fitted 3 piece white suite comprising bath with over head shower, wash hand basin and wc.



**BEDROOM** 13' 1" x 8' 2" (3.99m x 2.49m)

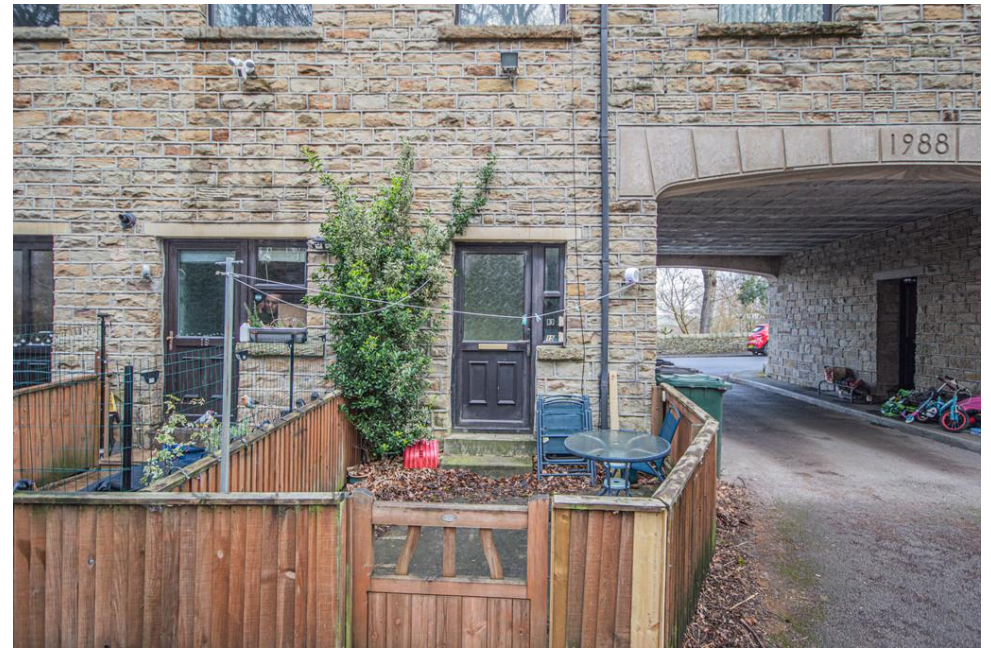
Double bedroom with window to the front of the property with views over the valley, fitted double wardrobes with full length mirrored sliding doors.

**EXTERNAL** To the front of the property is a small shared front garden and there is an allocated parking space.

**WHAT3WORDS** ///installs.juggle.splint

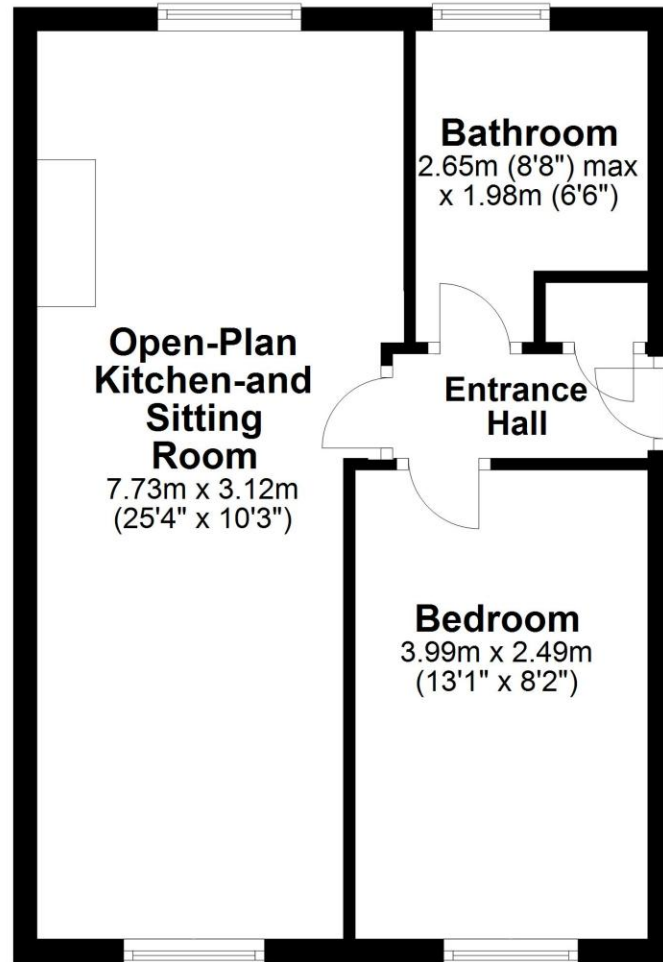
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## First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



Total area: approx. 40.2 sq. metres (432.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		