



cornerstone
ESTATE AGENTS

Ravensknowle Road
Huddersfield



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Offers In Region Of £120,000

OPEN TO OFFERS NEAR ASKING PRICE. LOCATED AT THE EDGE OF RAVENSKNOWLE ROAD IS THIS ATTRACTIVE STONE COTTAGE HAVING BEEN FULLY RENOVATED CREATING A WONDERFUL HOME COMPRISING DINING KITCHEN, CELLAR AND LOUNGE WITH TWO BEDROOMS, BATHROOM AND SEPARATE WC. THIS PROPERTY IS SITUATED TAKING ADVANTAGE OF TRANSPORT LINKS CLOSE TO AMENITIES AND THE TOWN CENTRE.

ENTRANCE VESTIBULE

A useful space to hang outdoor garments and keep shoes before entering the home.

LOUNGE

14' 0" x 13' 0" (4.27m x 3.96m) approx An inviting lounge decorated in soft neutral tones having a contemporary wall mounted electric fire which is the main focal point and provides a cosy ambiance. There is a door opening to the dining kitchen and door opening to the staircase that rises to the first floor.



KITCHEN

10' 1" x 7' 2" (3.07m x 2.18m) approx The dining kitchen has a range of modern cabinets and space for free standing appliances. There is space to accommodate a small dining suite and a door leads to the outside. A door also open revealing stairs to the cellar.

LANDING

The landing is of good proportion having an attractive balustrade and large rear facing window that floods the area with natural light. There are doors opening to two bedrooms, bathroom and a further staircase leading to a small separate toilet.

BEDROOM ONE

11' 1" x 9' 0" (3.38m x 2.74m) approx Located to the front of the front of the property this is a good sized double room that comfortably holds a full range of free standing furniture.

BEDROOM TWO

10' 0" x 8' 0" (3.05m x 2.44m) approx A generous single bedroom that overlooks the rear of the property.

BATHROOM

A clean crisp suite comprising bath with shower over, and pedestal wash hand basin.

TOILET

Separate to the bathroom is the low level WC.

OUTSIDE

To the front of the property is a small area screened by a mature head and to the rear there is an area that can be fenced off as long as the right of way is left available.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band A

EPC: C

Parking: On Street

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G Available - check with your provider.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		