



Applegate
Properties



Longcroft, Almondbury, Huddersfield, HD5 8XW

Offers in the region of: £150,000

A most characterful and deceptively spacious Grade II Listed stone cottage with small garden in pleasant tucked away position close to park and village amenities.

- Grade II Listed cottage
- Characterful interior
- Tucked away position
- Courtyard garden



PROPERTY DESCRIPTION

Occupying a pleasant side road position close to the park as well as the varied shops, schools and amenities of Almondbury village is this most attractive mid stone cottage.

Affording most characterful and well presented accommodation which may well suit a variety of buyers including the first time buyer or down-sizer, this delightful property includes gas central heating and briefly comprises: Entrance to spacious Open Lounge/Diner having feature stone, inglenook fireplace with exposed ceiling beams and open plan staircase to first floor, fitted Breakfast Kitchen with breakfast bar and rear door to courtyard garden. To the First Floor a turned staircase and landing leads to a large double bedroom with feature vaulted ceiling and exposed ceiling trusses and exposed stone mullion windows, spacious Shower room furnished with a three piece white suite including shower cubicle, fitted storage and laundry area with plumbing for washing machine. Externally, the property is approached from Longcroft via a shared lane leading to the property, in front of which the vendor currently parks. To the rear is a small courtyard garden with attractive stone walled boundary and fencing giving a good degree of privacy.

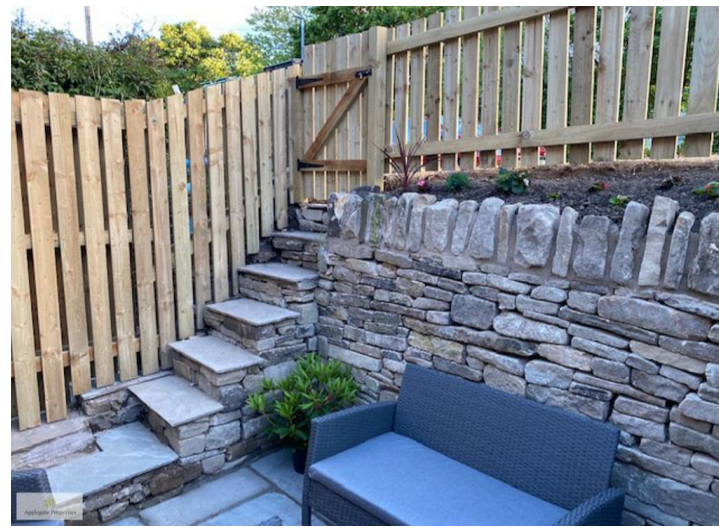
EPC: exempt

Council Tax Band: B

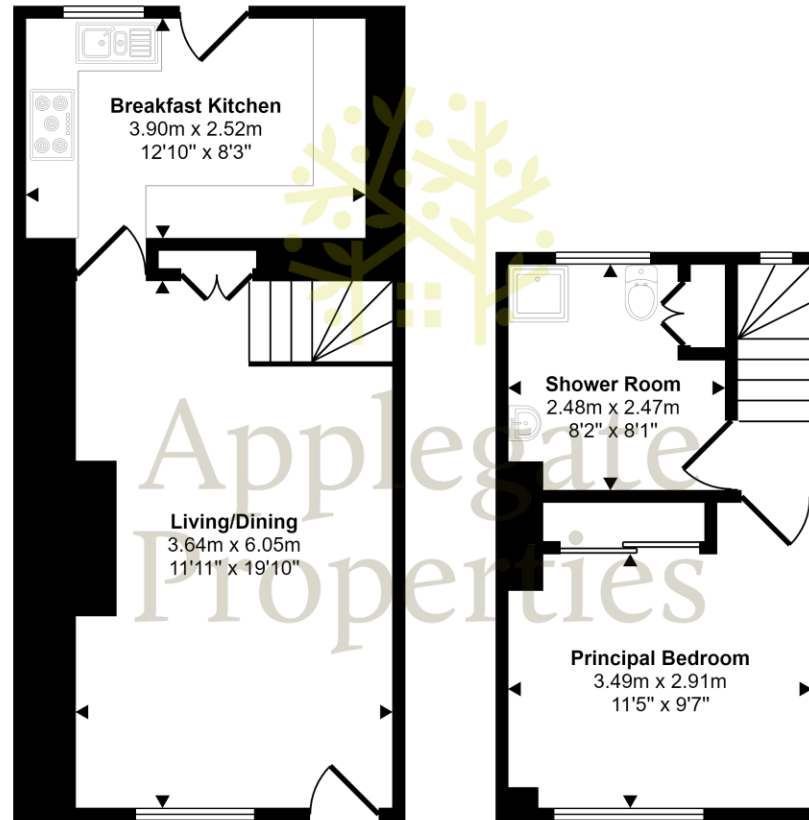
Tenure: Leasehold, 999 years from 1878, nominal ground rent – please enquire for further info

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.





Approx Gross Internal Area
60 sq m / 643 sq ft



Ground Floor
Approx 38 sq m / 411 sq ft

First Floor
Approx 22 sq m / 232 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

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Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED