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44 Upper Clough, Huddersfield, HD7 5PF

Best And Final Offers £175,000

"Set Back From The Main Flow Of Traffic In This Rural Location Of Linthwaite" ADM Residential offer to market For Sale this stunning two bedroom high spec, natural stone built idyllic cottage which was built around the beginning of the previous century. Ideally situated in the middle of a short row of cottages at the lower end of Upper Clough with a countryside setting and on street parking. The property boasts gas central heating and double glazing with accommodation briefly comprising of: open plan lounge/dining with feature fireplace and an adjacent modern kitchen, there is a spiral staircase leading to the upper floor, retaining an abundance of original features including beamed ceiling. To the first floor are two bedrooms and a modern house bathroom with a three piece suite in white. Externally, there is a garden to the front and patio garden to the rear with on street parking onto Upper Clough. Ideally suited to a First Time Buyer or Investor. Viewings are highly recommended to appreciate what this property has to offer! Contact us on 01484 644555! *VIRTUAL VIEWING AVAILABLE*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
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The Property Ombudsman

ENTRANCE DOOR
An entrance door opens onto:

OPEN PLAN LOUNGE/DINING/KITCHEN



A charming open plan lounge/dining/kitchen area with an abundance of stunning features:

LOUNGE/DINING AREA



A charming lounge with twin aspect double glazed windows overlooking the front garden with delightful window seats to both window recesses, feature Inglenook style fireplace with railway sleeper mantel and stone pillars, inset log burner with stone hearth, beamed ceiling and stone features. Useful storage cupboard housing fuse box, ceiling spotlights, T.V point, internet access, ample power points and a featured spiral floating staircase to first floor. Finished wall mounted gas central heated radiator, there is also a trap door to vaulted cellar, open plan access to:

TRAP DOOR TO VAULTED CELLAR
To the lower floor basement (accessed via a trap door in the dining area) - a vaulted keeping cellar.

KITCHEN AREA
Beautifully finished modern fitted kitchen with double glazed windows to rear aspect, featuring a matching range of shaker style base and wall mounted units in Cream Matt finish with brushed chrome effect fittings, complimentary roll edged laminate work surfaces with contrasting tiled splash back. Incorporating a resin style sink unit with drainer and mixer tap. Electric oven and four ring electric hob with a matching stainless steel extractor hood over. Plumbing in situ for an automatic washing machine and space for a fridge freezer with a wall mounted combi- boiler. Finished with ceiling spotlights, Oak wood flooring and wall mounted vertical matching radiators:

FEATURED STAIRCASE RISES TO
Featuring a floating oak finished staircase sweeps up to the first flooring landing:

FIRST FLOOR LANDING
To the first floor landing via this stunning featured oak floating staircase, complimentary glass banister with contrasting solid wood handrail finished with wood effect laminate flooring, doors leading to:

HOUSE BATHROOM





A modern, fully tiled house bathroom with uPVC opaque window to the rear aspect, featuring a stylish three piece bathroom suite in white with chrome effect fittings, comprising of a P-Shaped panelled bath with courtesy LED lighting, mains fitted waterfall shower above bath with separate handheld shower attachment and a chrome curtain rail, matching vanity unit with wash basin and waterfall tap and low level flush w/c. Finished with matching tiled flooring, ceiling spotlighting and wall mounted heated towel rail:

BEDROOM ONE



A charming bedroom set to the front aspect with uPVC window overlooking the far reaching views to the front elevation, exposed beams and finished with a wall mounted gas central heated radiator:

BEDROOM TWO





A charming second double bedroom set to the front aspect with double glazed windows overlooking the far reaching views, feature exposed beam trusses and a wall mounted gas central heated radiator:

EXTERNALLY



The property offers a low maintenance garden to the front which is astro-turfed with hard standing area housing a storage shed and walled boundary, flagged paths with right of way access to the neighbouring property. To the rear which is accessed via the rear door, leads onto the the enclosed rear patio which is perfect for bistro dining in the summer months or just watching the sunset. On street parking available:

Council Tax
Council Tax Band "A"

Tenure
This property is Freehold.

FEATURES



This cottage has kept many original features:

EXTRA PHOTOS





A selection of extra photos:

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:
Tel-01484 644555 or our office mobile on Mobile Number 07780446202
Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk
We also can offer you a virtual viewing which can be downloaded via the youtub link.
Please ask the agents for the detail.

EPC CERTIFICATE

https://find-energy-certificate.service.gov.uk/energy-certificate/9060-2883-6606-0401-2075

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity, great walks and local shops nearby:
Local Schools: Linthwaite Clough Junior School, Colne Valley High School, Wellhouse Junior & Infant School,Linthwaite Ardron C of E Voluntary Aided Junior & Infant School,Nields Primary and Nursery School, Slaithwaite Junior & Infant School, Clough Head Junior & Infants School

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

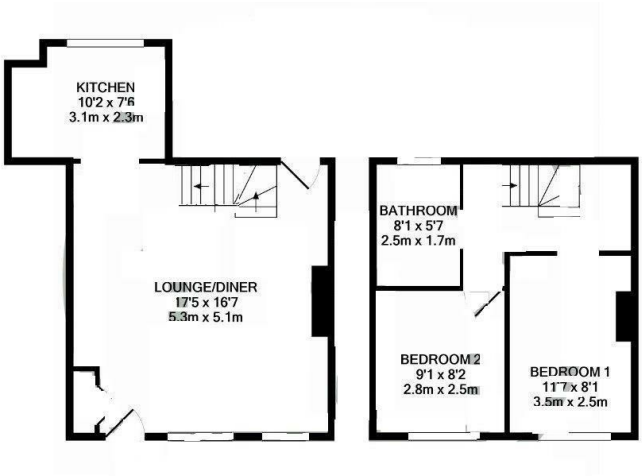
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
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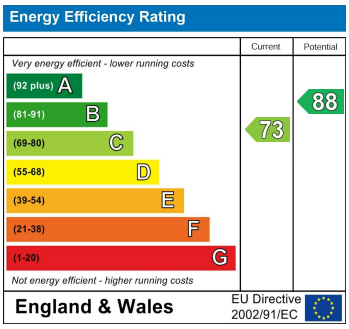
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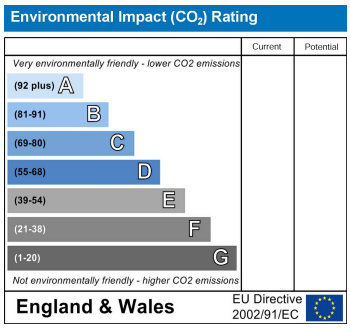
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Floor Plan



Energy Efficiency Graph





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