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## **New Hey Road,, Outlane Huddersfield, Yorkshire**

**Offers over £250,000**

Located to the centre of Outlane village is this well appointed, end of three, grade two listed cottage. The property, which has been enjoyed for approximately twenty years, offers accommodation truly worthy of internal inspection. The property currently offers kitchen, cloakroom / WC, dining room, lounge, conservatory and, to the first floor, four double bedrooms and house bathroom. Throughout the property there are timber style doors with Suffolk latches. Externally there is ample parking for several vehicles to the side elevation, along with a cottage style garden across the front. To the rear there is a lawned, enclosed, fenced garden and a walled patio with hen run and useful outhouse, backing onto open fields. The property offers a blend of original character and modern refinements, including many exposed stone mullions throughout, along with beams, a gas central heating system and alarm system. The property may well prove suitable to the expanding family buyer or professional couple looking to access various nearby amenities, including schooling, supermarkets and the M62 motorway network, serving both Leeds and Manchester city centres respectively. Viewing recommended.

New Hey Road,, Outlane  
Huddersfield, Yorkshire

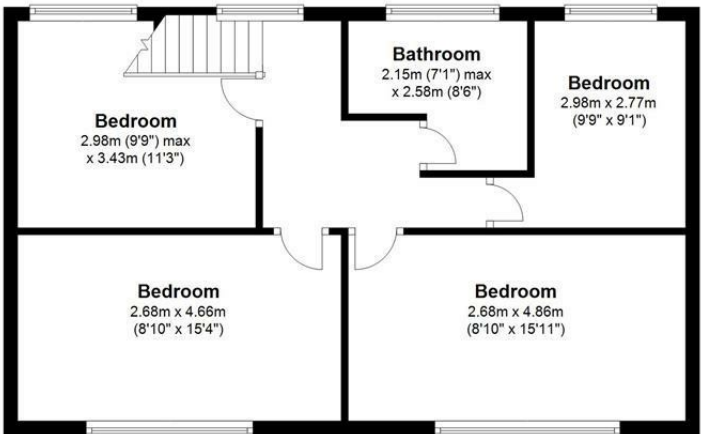
Floorplan



Ground Floor



First Floor



812 New hey Road, Huddersfield

# New Hey Road,, Outlane Huddersfield, Yorkshire

## Details



### Front Entrance Porch

Having a timber and double glazed door with double glazed side panels to both elevations and a ceiling light point. From here, a stable style door leads to the lounge.

### Lounge



The lounge, being of a particularly good size, has an array of original features, including beams to ceiling, exposed stone walling and mullioned, double glazed windows with window seat beneath. There is an exposed stone fireplace with matching inset and hearth, home to an open fire. Throughout the room there are various power points, wall light points, along with three ceiling light points and access to an understairs storage area. A timber and double glazed door leads out to the conservatory. A balustrade and spindle staircase rises to the first floor.

### Conservatory

Having a slate style floor running throughout, along with double glazed units to three elevations, and a pair of French style, double glazed doors leading out to the garden and patio beyond.

### Kitchen



Set to the front of the property, this room has natural light coming from the front elevation, courtesy of four double glazed windows with exposed stone mullions, beams to ceiling, along with inset downlights and an attractive, tiled floor running throughout. The kitchen has a range of base cupboards, drawers, roll edged work tops, tiled splashbacks with matching wall cupboards over, plate rail, display unit, and a one and a half bowl sink unit with mixer tap above. There is a range style cooker, with double oven, hotplate and four ring burner with integrated extractor hood. There is also housing for a Bosch dishwasher and a Bosch washing machine, with extra housing for a fridge. This room is home to the central heating boiler. From here, a timber and double glazed door leads to the outside, and a timber panelled door takes us through to the dining room.



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### Dining Room



Having two double glazed windows looking out over the rear, with exposed stone windowsill below, beams to the ceiling, along with ceiling light point, various power points and radiator.

### Cloakroom / WC

Having a white suite comprising low flush WC and vanity hand basin. There is a double glazed window to the rear elevation, along with exposed beams to the ceiling, continuation of the aforementioned tiled floor to the kitchen and a radiator.

### First Floor Landing

A staircase rises from the lounge to the first floor landing, where there is a double glazed window providing views towards Elland, along with a ceiling light point. From here access can be gained to the following rooms:-

### Bedroom One



This double bedroom is set to the front of the property and has three double glazed windows with exposed stone mullions to the front elevation, along with an array of built-in fitted wardrobes with various hanging rails and shelving options. There is a central ceiling light point and a radiator.

### Bedroom Two



Having a similar outlook to Bedroom One, via three tripple glazed windows with exposed stone mullions and stone sills, this room has wall length fitted wardrobes with various hanging rails and shelving options, along with ceiling light point, various power points and radiator.

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### Bedroom Three



This double room is set to the rear of the property and has two double glazed windows looking out onto the garden below. There is access to loft space, along with ceiling light point and radiator. This room is currently utilised as a 'work from home' study.

### Bedroom Four

This double room is set to the rear of the property, and has two double glazed windows looking out to the patio and fields beyond. There is a central ceiling light point, along with radiator.

### External Details



To the front of the property there is a small, walled, cottage style garden with mature shrubberies and raised beds. To the side of the property there is a concrete driveway

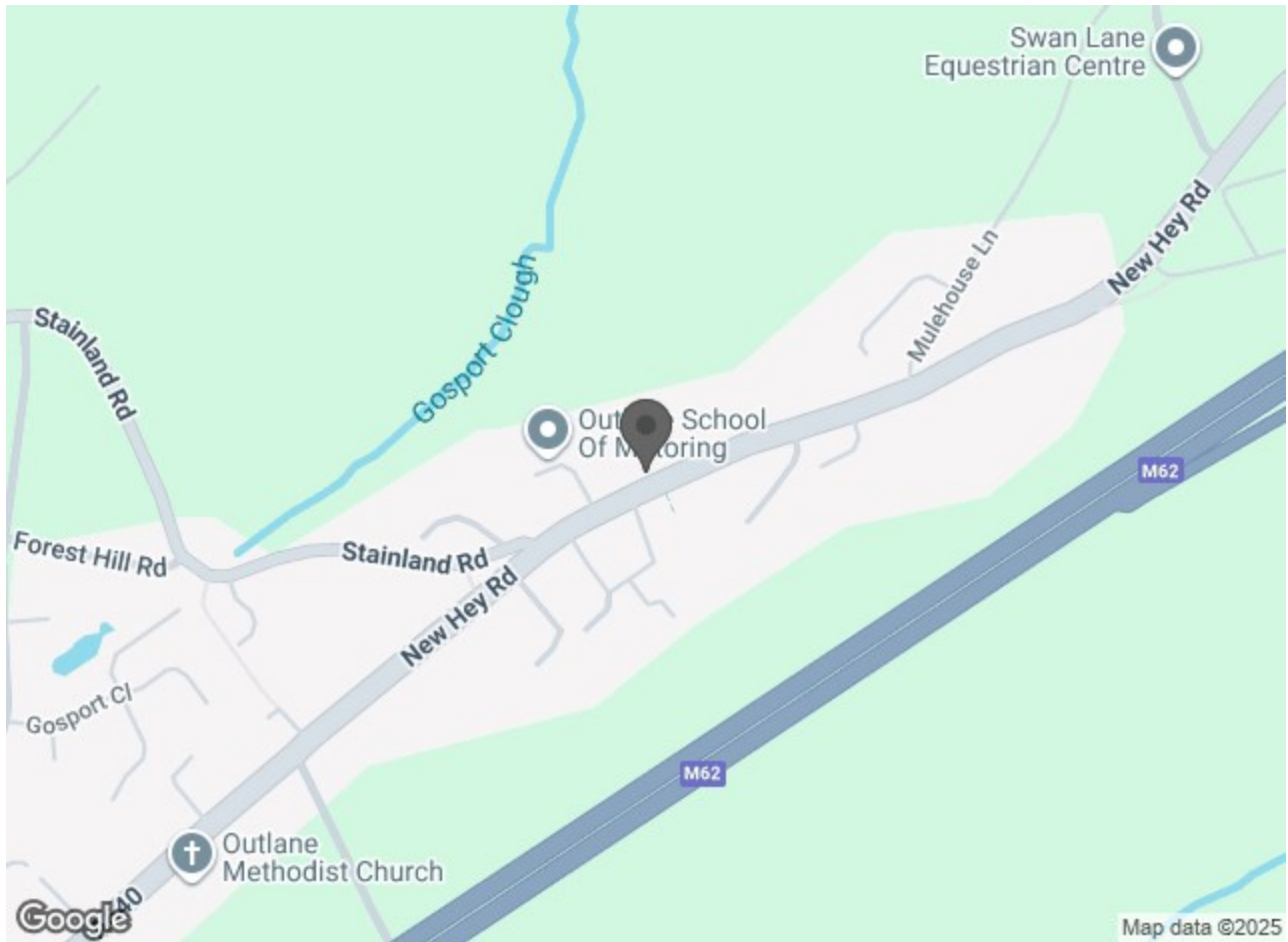
providing parking for several vehicles. A timber panelled gate takes us through to the rear. To the rear of the property there is a fenced, enclosed, lawned garden and a large patio with walled boundaries, useful outside store with power and water, backing on to open fields.

### Tenure

The vendors have informed us that the property is Freehold.

# New Hey Road,, Outlane Huddersfield, Yorkshire

Directions



# **New Hey Road,, Outlane Huddersfield, Yorkshire**

## **DISCLAIMER**

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. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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