



# Snow Gate™

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## 102 East View Town Moor Lane

Thurstonland, Huddersfield, HD4 6XF

A beautiful three double bedroom cottage (1250 square feet) with countryside views in the heart of this picturesque village and on the edge of greenbelt with contemporary fixtures and fittings and period features including mullion windows and solid fuel stove. The property was renovated in 2018 and extended into the neighbouring cottage in 2021 and has the benefit of planning permission for a double height rear extension. Briefly comprises lounge, open plan family room and diner, utility/rear porch and contemporary kitchen. To the first floor are two bathrooms, three double bedrooms and a occasional loft room. Gardens to front and rear. NO VENDOR CHAIN.

O.I.R.O £360,000

# 102 East View Town Moor Lane

Thurstonland, Huddersfield, HD4 6XF



- THREE DOUBLE BEDROOM END TERRACE PERIOD COTTAGE
- RURAL VILLAGE POSITION WITH BEAUTIFUL FAR REACHING VIEWS
- MODERN AND CONTEMPORARY THROUGHOUT WITH TRADITIONAL CHARACTER
- PLANNING PERMISSION FOR REAR DOUBLE HEIGHT EXTENSION
- FRONT AND REAR GARDENS BORDERING THE GREENBELT
- NO VENDOR CHAIN

## Entrance

## Occasional Loft Room

10'11" x 9'10" (3.33m x 3.00m)

## Lounge

## Bedroom 3

19'5" x 14'9" (5.92m x 4.50m)

8'10" x 8'9" (2.69m x 2.67m)

## Kitchen

## Dressing Room

10'9" x 8'3" (3.28m x 2.51m)

4'10" x 4'6" (1.47m x 1.37m)

## Family/Dining Room

## Family Bathroom

19'0" x 9'8" (5.79m x 2.95m)

8'4" x 7'11" (2.54m x 2.41m)

## Rear Porch/Utility

## Shower Room

6'2" x 4'3" (1.88m x 1.30m)

6'0" x 4'6" (1.83m x 1.37m)

## First Floor Landing

## Gardens

## Master Bedroom

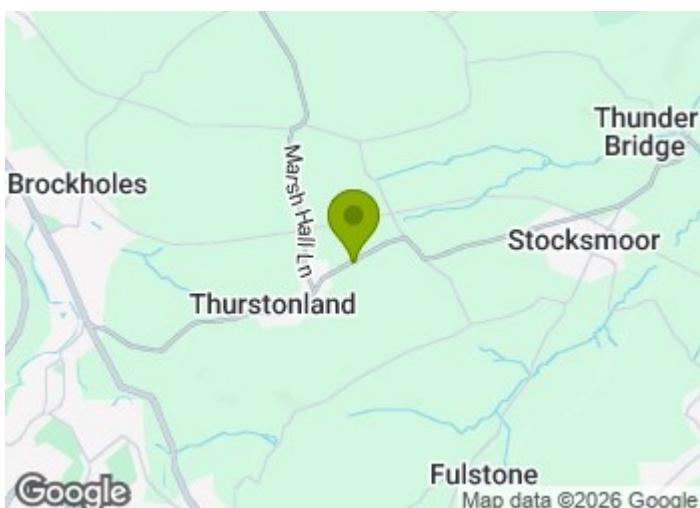
## 

11'0" x 10'5" (3.35m x 3.18m)

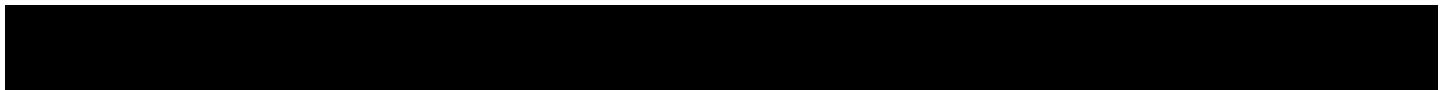
## Bedroom 2

## 

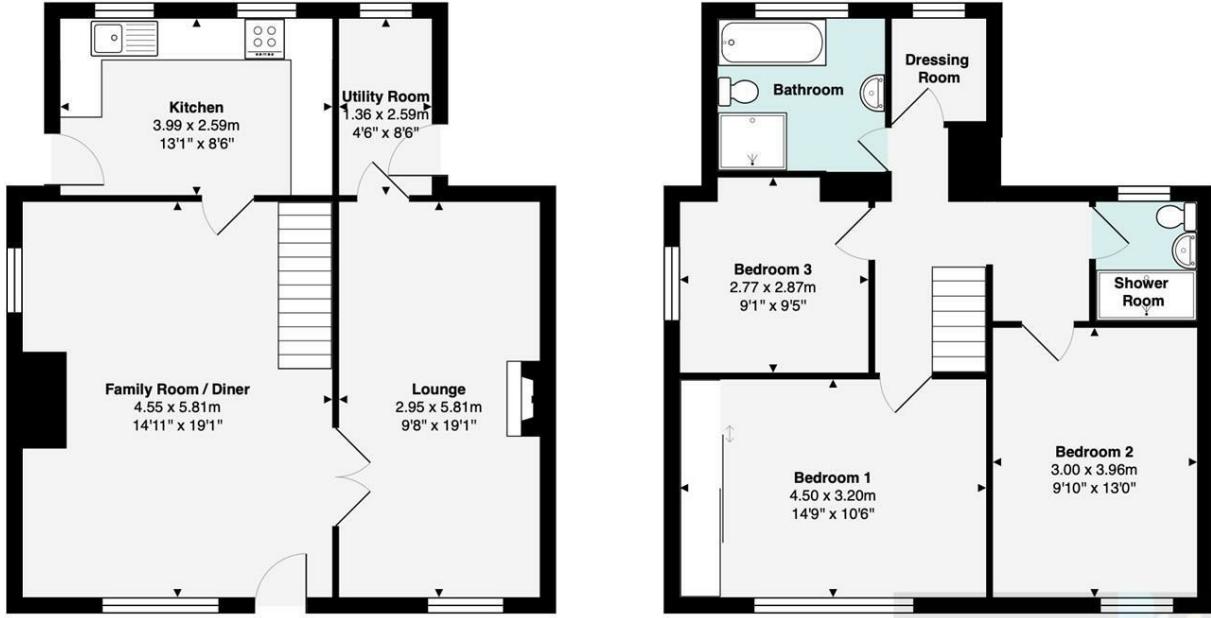
12'10" x 9'11" (3.91m x 3.02m)



## Directions



# Floor Plan



East View, Town Moor Lane, Thurstonland, Huddersfield, HD4 6XF

Total Area: 112.8 m<sup>2</sup> ... 1215 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.  
The plan is for illustrative purposes only and should be used as such.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Projected	Current
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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