



Church View Cottage, 36 Cumberworth Lane
Upper Cumberworth, Huddersfield, HD8 8PA

A chocolate box detached period cottage (formerly two!) tucked away in the heart of this hill top village just a short walk from the local amenities. Built in 1765 the property is brimming with period features including beams, fireplace with solid fuel stove, mullions and flagged floors combined with spacious, light living accommodation mixing the best of character and modern living with underfloor heating and bi fold doors opening to the beautiful garden. Comprises covered porch area, hallway, cloakroom/wc, utility, lounge, dining kitchen, garden room, four first floor bedrooms, master with ensuite and family bathroom. Spacious and private gardens plus off road parking.

£600,000

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- A VERY SPECIAL FOUR BEDROOM DETACHED FAMILY HOME (FORMERLY TWO COTTAGES)
- IMMACULATE THROUGHOUT WITH A PLETHORA OF PERIOD FEATURES AND SOLID FUEL STOVE
- QUIET, PRIVATE POSITION WITH BEAUTIFUL VIEWS AND LOVELY GARDEN
- HUGE FARMHOUSE KITCHEN, SEPARATE LOUNGE, GARDEN ROOM AND UTILITY
- HEART OF VILLAGE LOCATION NEXT TO THE CHURCH A SHORT WALK FROM THE POST OFFICE
- MASTER BEDROOM WITH ENSUITE, FAMILY BATHROOM AND DOWNSTAIRS WC

Entrance

Cloak Room/WC

5'10" x 2'11" (1.78m x 0.89m)

Utility

6'5" x 6'2" (1.96m x 1.88m)

Lounge

15'2" x 14'6" (4.62m x 4.42m)

Lobby

Dining Kitchen

Dining Area

11'2" x 9'3" (3.40m x 2.82m)

Kitchen

16'10" x 11'1" (5.13m x 3.38m)

Garden Room

18'5" x 10'4" (5.61m x 3.15m)

First Floor Landing

Master Bedroom

15'4" x 14'7" (4.67m x 4.45m)

Ensuite

9'4" x 5'10" (2.84m x 1.78m)

Front Bedroom

13'3" x 9'2" (4.04m x 2.79m)

Rear Bedroom

11'2" x 9'3" (3.40m x 2.82m)

Bedroom 4/Office

9'5" x 6'7" max (2.87m x 2.01m max)

Bathroom

8'3" x 5'11" (2.51m x 1.80m)

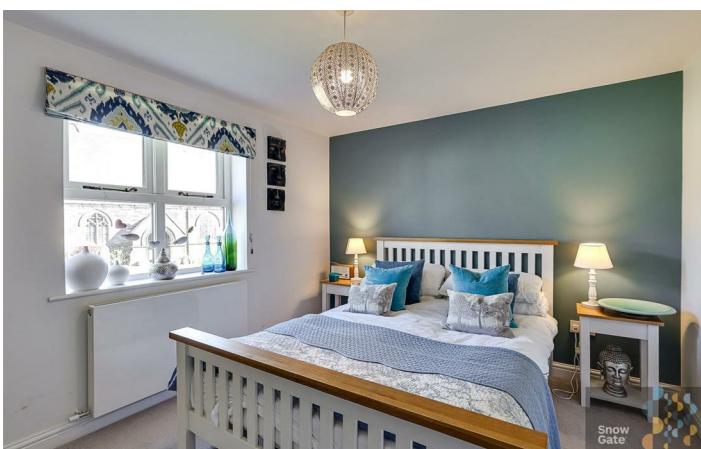
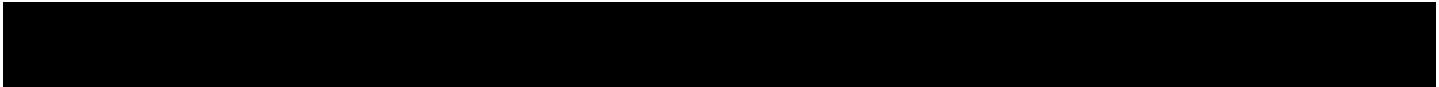
Garden

Parking

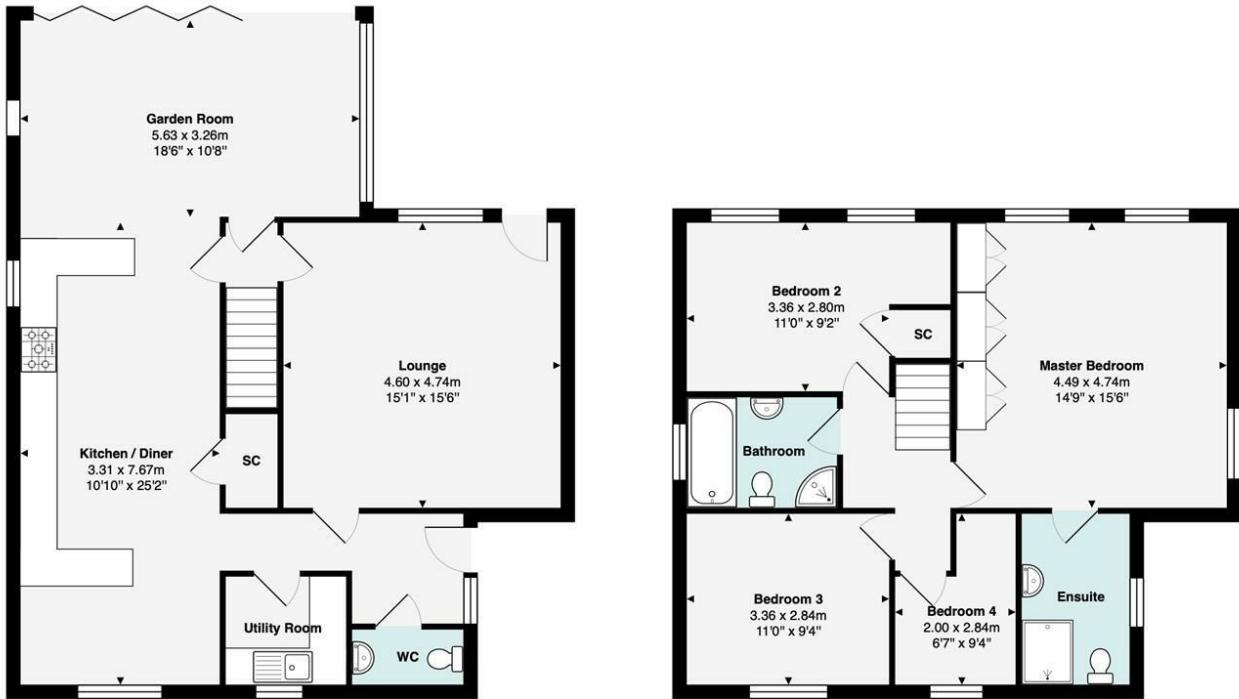


Directions

Church View Cottage can be located off Cumberworth Lane just before the church on the right hand side.



Floor Plan



Cumberworth Lane, Upper Cumberworth, Huddersfield, HD8 8PA

Total Area: 147.1 m² ... 1584 ft²

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.



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	81	(69-80) C	
(55-68) D	66	(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 ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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