



5 Ladyhouse Lane

Berry Brow, Huddersfield, HD4 7QD

A stunning three bedroom cottage in this extremely convenient location on the edge of both town and countryside with lovely views, enclosed rear garden, garage and off road parking. The property has been cosmetically renovated throughout with the accommodation briefly comprising entrance hallway, lounge, dining kitchen and vaulted keeping cellar. To the first floor are three good sized bedrooms and a family bathroom. Enclosed rear garden, garage and off road parking.

NO VENDOR CHAIN.

£235,000

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- A BEAUTIFUL THREE BEDROOM COTTAGE
- DINING KITCHEN, LOUNGE AND VAULTED KEEPING CELLAR
- ENCLOSED GARDEN TO REAR, GARAGE AND OFF ROAD PARKING
- CONVENIENT EDGE OF TOWN LOCATION WITH FAR REACHING VIEWS
- IMMACULATE THROUGHOUT WITH PERIOD FEATURES AND EXPOSED BEAMS
- AVAILABLE WITH NO VENDOR CHAIN

Entrance

Family Bathroom

Lounge

11'6" x 7'0" max (3.51m x 2.13m max)

14'7" x 11'10" (4.45m x 3.61m)

Garden

Dining Kitchen

Garage and Parking

14'2" x 11'7" (4.32m x 3.53m)

16'1" x 10'4" (4.90m x 3.15m)

Keeping Cellar

14'8" x 5'7" (4.47m x 1.70m)

First Floor Landing

Master Bedroom

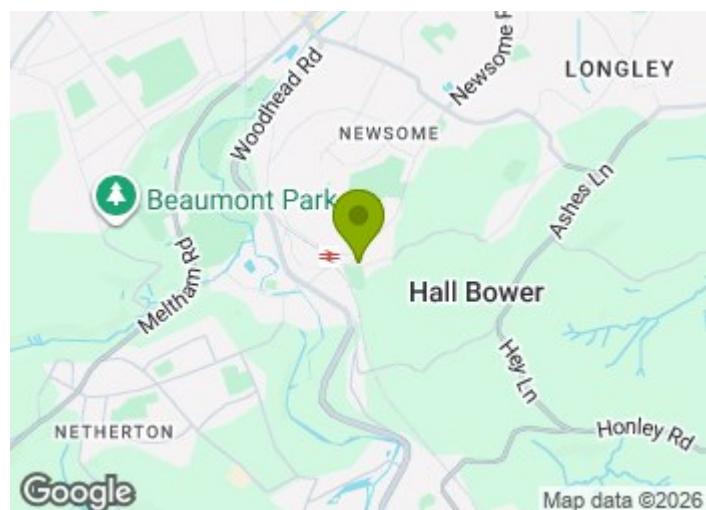
14'9" x 7'7" (4.50m x 2.31m)

Bedroom 2

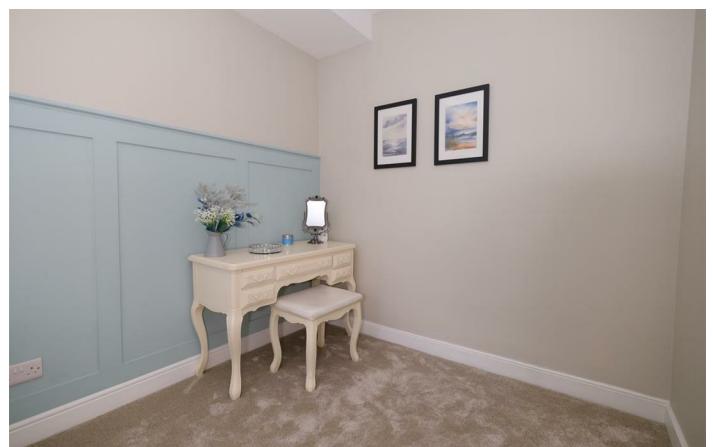
9'8" x 7'6" (2.95m x 2.29m)

Bedroom 3

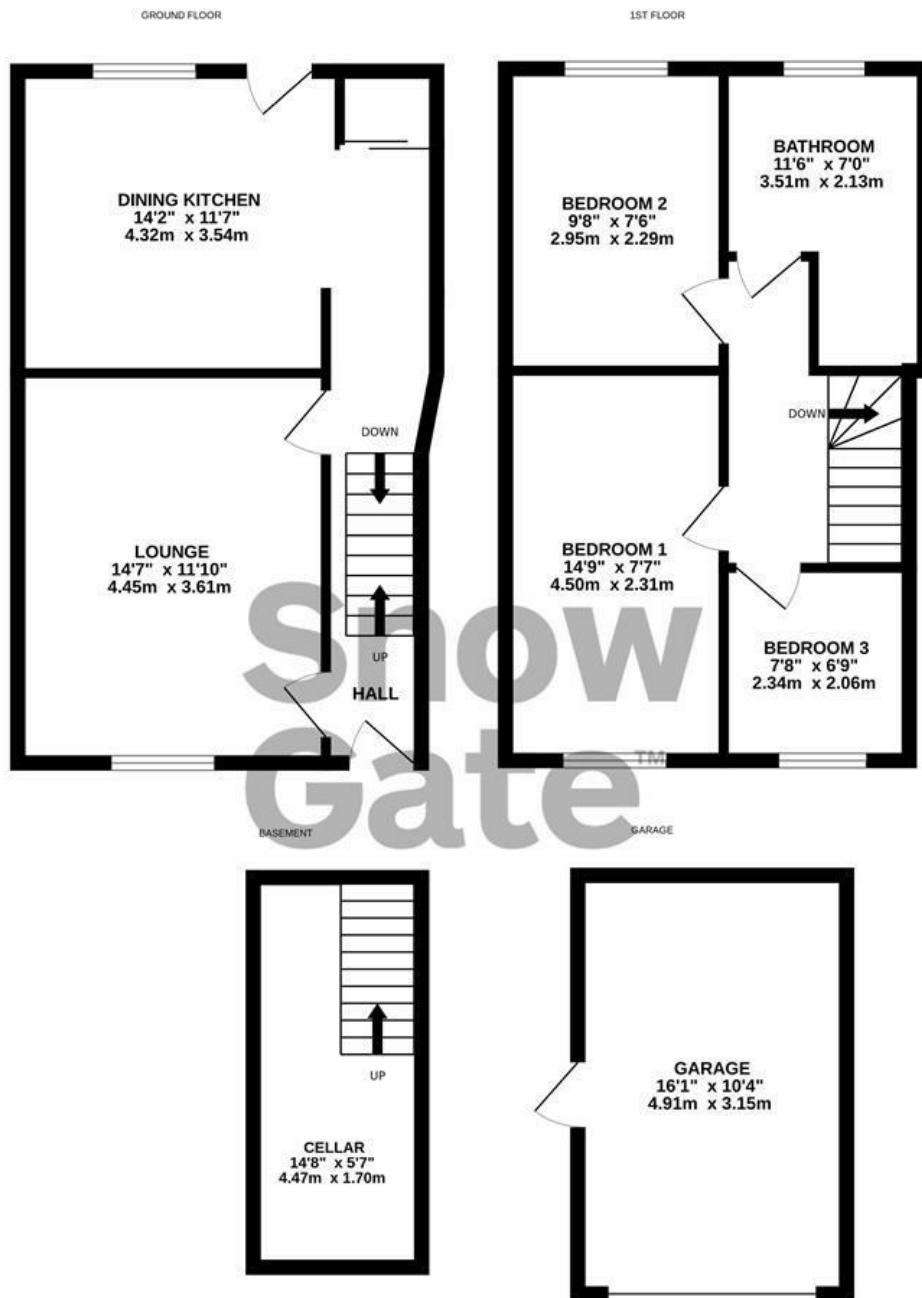
7'8" x 6'9" (2.34m x 2.06m)



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
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		(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 ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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Estate agency done properly
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