



2 Cockley Cote, Upper Slaithwaite, Huddersfield, HD7 5UZ

£275,000

bramleys

Enjoying outstanding panoramic views across the adjacent countryside, is this Grade II listed, 2 bedroom stone built cottage property. Situated in this semi-rural location, the property boasts outstanding views to all sides and displays features one would normally expect from a property of this era. With a double width parking apron and adjacent gardens, which adjoin greenbelt countryside and provide superb far reaching views.

Only by a personal inspection can one truly appreciate this idyllic setting.

Energy Rating: E



GROUND FLOOR:

Enter the property through a timber and glazed external door into:-

Lounge

16'6" x 15'2" (5.03m x 4.62m)

Having a magnificent rustic brick fireplace and chimney breast, which houses the solid fuel stove. There are mullion windows to the front with window seat beneath, exposed ceiling beams and wood flooring.

Dining Kitchen

13'10" x 13'7" (4.22m x 4.14m)

Fitted with a range of matching wall and base units, with laminated work surfaces, 4 ring built-in gas hob, built-in oven and overhead extractor fan and light, integral dishwasher, plumbing for a washing machine, inset stainless steel sink unit with mixer taps and side drainer, sunken LED lighting and oak flooring.



FIRST FLOOR:

Landing

Having loft access via a retractable ladder. The loft is boarded and provides useful storage.

Bedroom

15'6" x 9'4" (4.72m x 2.84m)

Having a central heating radiator and sealed unit double glazed window.

Bedroom

13'4" x 13'6" (4.06m x 4.11m)

Fitted with 4 door wardrobes which provide hanging and shelving facilities, 3 Velux windows and a central heating radiator.



Bathroom

Being fully tiled to the walls and furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead shower and shower screen. There is also a chrome ladder style radiator.

OUTSIDE:

The property is accessed via a private, shared driveway which leads to the property's double width block paved parking apron. Adjacent to this is a garden area which comprises of Astro turf lawn, garden store and enjoys far reaching views.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave the centre of Slaithwaite facing the Commercial P.H, take the first left at the roundabout into Church Street. Follow this road under the viaduct and proceed to the top of the road. Here turn left into Longlands Road, proceeding up past Wilberlee Junior and Infants school. At the bus turning circle, turn left into Intake Road and follow the road up, at the fork keep left and then turn left into Laund Road. The entrance to Cockley Cote can be found on the left hand side, clearly identified by the Bramleys for sale board. The subject property will be found down the drive on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

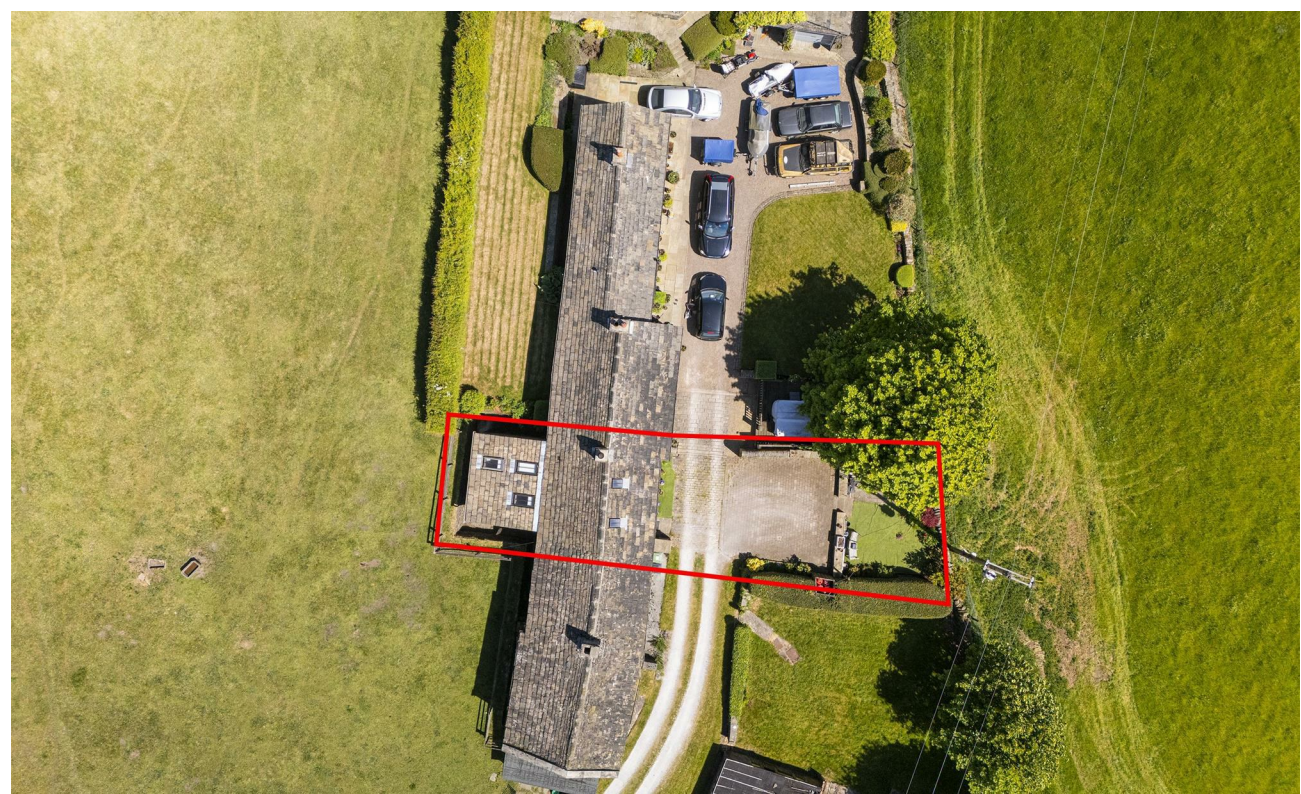
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on: 01484 530361.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		46
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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