



6 Sunside Cottages, Penistone Road, Birdsedge, HD8 8XW
£200,000

bramleys

Set in the sought-after village of Birdsedge, this characterful 2-bedroom mid-terrace cottage offers the perfect blend of rural charm and modern convenience. Featuring exposed beams and a cosy feel throughout, the property includes a small front garden, allocated parking space, and breath taking views over surrounding fields.

Tucked away down a quiet track as one of just seven homes, it's ideal for first-time buyers, downsizers, or those seeking a more peaceful lifestyle. Despite its idyllic setting, the cottage is conveniently located close to local schools and commuter links—making countryside living perfectly practical.

Energy Rating: D



GROUND FLOOR:

Lounge/Dining Room

15'3" x 17'11" (4.65m x 5.46m)

A very spacious lounge/diner with the focal point of the room being the coal effect gas fireplace, set into a stone surround. There is a useful built in cupboard, a central heating radiator, a uPVC double glazed window and an external door to the front elevation. There are stairs that lead to the first floor landing and stairs leading down to the cellar.

Kitchen

9'8" x 11'0" (2.95m x 3.35m)

Having a range of gloss fronted wall, drawer and base units with laminate work surfaces, a composite sink and drainer unit, glass splash backs and under cupboard spotlights. Integral appliances include a five ring gas hob with extractor hood over, shoulder level oven and grill, fridge freezer, and there is space and plumbing for a washing machine/dishwasher. There is a central heating radiator and a uPVC double glazed window to the rear elevation.



FIRST FLOOR:

Landing

With access to the loft via a loft hatch.

Bedroom

8'2" x 12'0" (2.49m x 3.66m)

Featuring wooden beams, there is a built in wardrobe with shelving and hanging space, a central heating radiator and a uPVC double glazed window to the front elevation with far reaching views over fields.

Bedroom

7'0" x 10'1" max (2.13m x 3.07m max)

Having a central heating radiator and a uPVC double glazed window to the front elevation with far reaching views.



Bathroom

A three piece cutie comprising of a low flush w.c, pedestal wash hand basin and a panelled bath with shower head attachment. There is tiling to the full ceiling height, a heated towel rail and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is a parking space and a low maintenance garden.

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.

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.

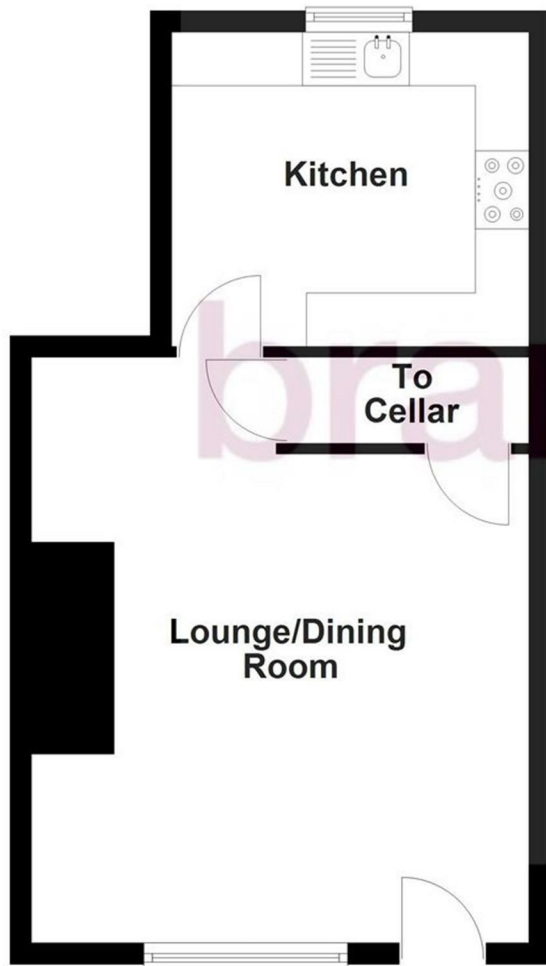
VIEWINGS:

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

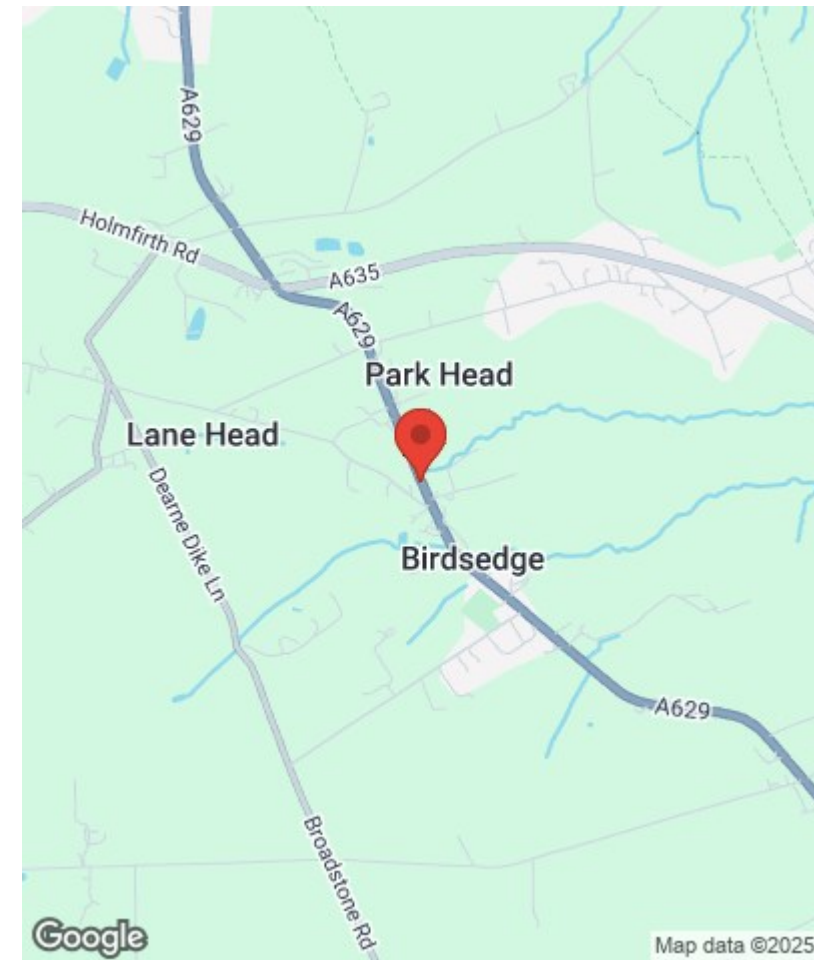
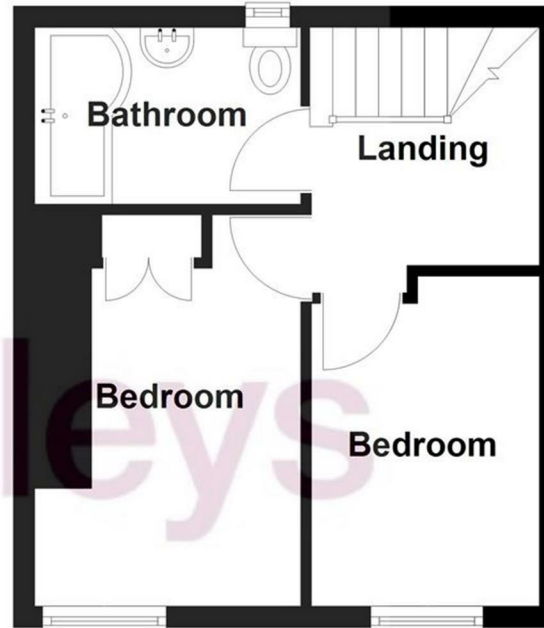




Ground Floor



First Floor



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		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(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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