



11 Slack Lane, Outlane, Huddersfield, HD3 3FQ

£185,000

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This stone built, 3 bedroom Grade II listed cottage is situated in this popular and sought after semi-rural area of Huddersfield which is approximately 3 miles from Huddersfield town centre. Providing easy access to both J.23 & J.24 of the M62, the property offers features one would normally expect from a property of this era, such as exposed stone work and a wealth of exposed beams and trusses. The property would make an ideal purchase for the first time buyer or professional couple alike.

Currently fitted with timber and glazed windows and a gas fired central heating system, the property is further enhanced by a garage which is located nearby.

Most daily requirements can be satisfied in the shopping areas of Salendine Nook and Lindley, only by a personal inspection can one truly appreciate the size, quality and position of this outstanding cottage.



## GROUND FLOOR:

Enter through a stable access door into:-

### Breakfast Kitchen

17'5" x 7'9" (5.31m x 2.36m)

A most spacious breakfast kitchen which is fitted with a range of matching modern wall and base units, laminated work surfaces, part tiled walls, integrated appliances including 4 ring Neff induction hob with overhead extractor fan and light, fridge, freezer, together with a built-in oven and grill. There is plumbing for a washing machine, inset stainless steel sink unit with mixer taps and side drainer, fully tiled floor, beam effect ceiling, central heating radiator, and a timber and glazed window. A set of timber and glazed double doors lead through to the lounge.

### Lounge

13'2" x 17'2" (4.01m x 5.23m)

A most spacious living room which has a multi-fuel stove which is set into a rustic brick fireplace, with heavy timber mantel above. There is a beam effect ceiling, central heating radiator, timber and glazed windows, timber and glazed rear access door, and a spindlerail balustrade staircase which rises to the first floor.

## FIRST FLOOR:

### Landing

Being open to the full roof height with feature exposed beams.

### Bedroom 1

11'4" x 11'4" max (3.45m x 3.45m max)

A most spacious master bedroom which is open to the full roof height, with a wealth of exposed beams and trusses, recessed fitted wardrobes, a central heating radiator, and a timber and glazed window.

### Bedroom 2

8'0" max x 9'7" (2.44m max x 2.92m)

Peacefully situated to the rear of the property, having a central heating radiator, timber and glazed window and again being open to the full roof height with a wealth of exposed beams and trusses.

### Bedroom 3

6'8" x 7'3" (2.03m x 2.21m)

Having a central heating radiator, timber and glazed window and exposed beams.

### Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath with antique style mixer taps and shower attachment, with additional overhead shower. There are part tiled walls, full tiling to the shower area, a timber and glazed window and a central heating radiator.



## OUTSIDE:

A path provides access to the front door.

## Garage

17'9" x 9'6" (5.41m x 2.90m)

There is a garage located in a block approximately 50 yards from the house. With an up and over door, and a pitched roof which allows eave storage if required.

## 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:

Proceed through Outlane on New Hey Road, after passing the takeaways on the left hand side, turn left into Slack Lane and follow the road road towards Outlane Golf Club, where the property will be found on the left hand side immediately after the golf club.

## TENURE:

Freehold

## COUNCIL TAX BAND:

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## MORTGAGES:

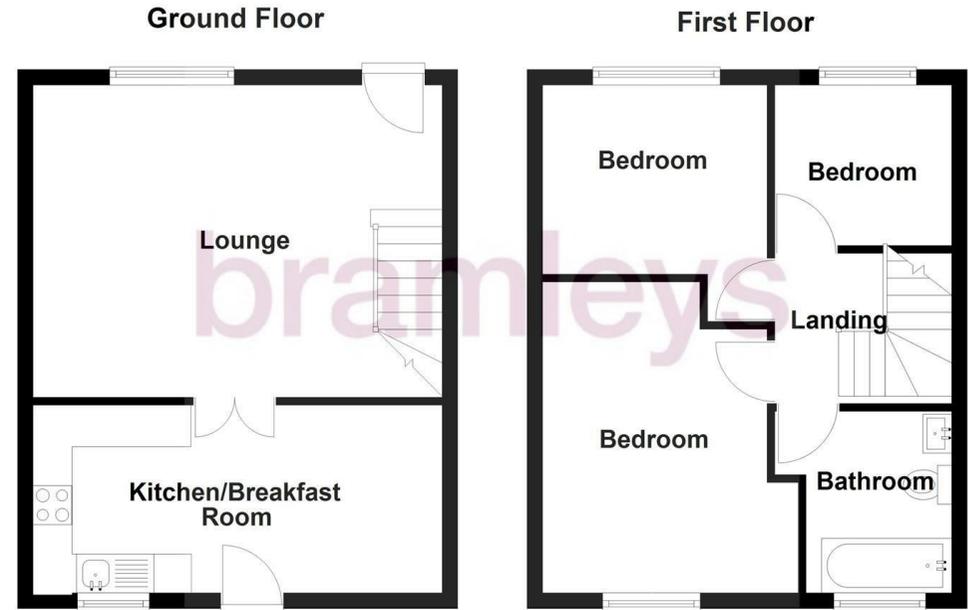
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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



NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

## 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			
(112 plus)	A		
(81-111)	B		
(69-80)	C		
(55-68)	D		
(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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