cornerstone
ESTATE AGENTS

Church Lane
Moldgreen, Huddersfield

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Offers Over Of £100,000

THIS TWO BEDROOM COTTAGE SITS TUCKED AWAY ON A QUIET ROAD YET CLOSE TO AMENITIES. ENJOYING THE BENEFITS OF OFF-ROAD PARKING AND A REAR GARDEN, THE PROPERTY CONSISTS OF A LIVING ROOM, KITCHEN, 2 BEDROOMS, ONE DOUBLE AND ONE SINGLE AND A GENEROUS SIZED HOUSE BATHROOM. IDEAL FOR A FIRST TIME BUYER OR INVESTOR.

LOUNGE 16' 1" x 16' 2" (4.9m x 4.93m) approx. A good size lounge that benefits from both front and rear windows that provide ample natural light. The room is presented neutrally and has an attractive fireplace housing the gas fire. The staircase rises to the first floor and door opens to the kitchen.

KITCHEN 7' 6" x 7' 8" (2.29m x 2.34m) approx. Fitted with a range of wall and base cupboards with rolled top work surfaces that incorporates a 4 ring gas hob having electric oven beneath and chimney style extractor above. A window overlooks the garden.

BEDROOM 1 11' 2" x 15' 2" reducing to 10' 6" (3.4m x 4.62m) approx. A generous room that comfortably houses a full range of furniture. A front facing window provides natural light.

BEDROOM 2 8' 6" x 4' 7" (2.59m x 1.4m) approx. Located to the rear of the property overlooking the garden.

BATHROOM 7' 9" x 10' 1" (2.36m x 3.07m) approx. Comprising bath, low level W.C. and wash hand basin.

OUTSIDE To the front of the property is a driveway for one vehicle and to the rear there is a lawned garden.

WHAT3WORDS ///tools.economies.plan

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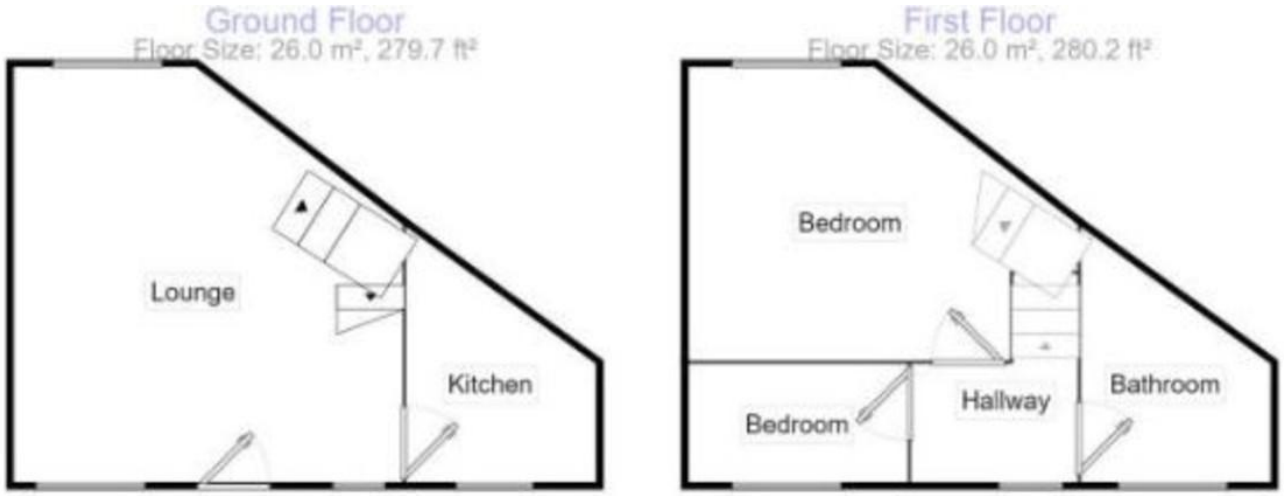
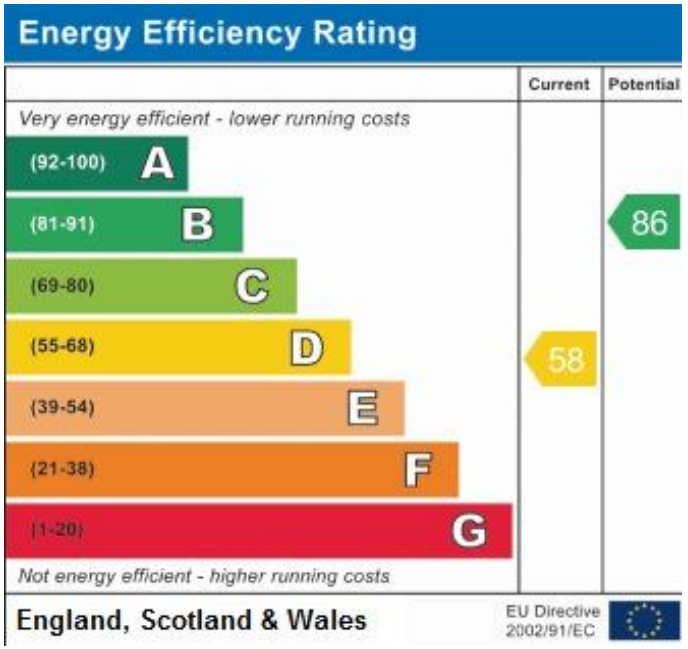
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