



Squirrel Cottage, Gledholt Bank, Huddersfield HD1 4HE

welcome to

Squirrel Cottage Gledholt Bank, Huddersfield

PERFECT FOR NATURE LOVERS > The appropriately named squirrel cottage makes for an idyllic FIRST TIME BUY or young family purchase. Backing directly onto nature reserve woodland. Located with access to local amenities and surrounded by a variation of transport links.



Property Details

Ground Floor

Entrance

Front door leading to hallway with door to lounge and cellar. Stairs leading to first floor landing.

Lounge

10' 1" x 14' 3" (3.07m x 4.34m)

Spacious reception room having carpeted flooring and warmed by a feature gas fire plus central heating radiator. There is an integrated alcove cupboard. Double glazed window overlooks the front.

Lower Ground Floor

Cellar

11' 1" x 5' 2" (3.38m x 1.57m)

Kitchen

13' 9" x 14' 2" (4.19m x 4.32m)

Spacious open kitchen area having fitted base and wall cupboards with contemporary work surfaces. Integrated electric oven with induction hob and extractor over. Sink unit with drainer. Stone fireplace with log burner effect gas fire plus central heating radiator. Farmhouse style double glazed door to the rear plus double glazed window. Feature beamed ceiling.

Wc

Having a low flush WC and wash handbasin. Double glazed window overlooks the rear.

First Floor

Bedroom One

9' 5" x 10' 4" (2.87m x 3.15m)

Good sized bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

6' 5" x 9' 4" (1.96m x 2.84m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bathroom

Bathroom suite comprising corner shower cubicle, wash hand basin and low flush WC. Integrated storage cupboard. Having carpeted flooring, tiled walls and warmed by a heated towel warmer/radiator. Double glazed window with frosted glass overlooks the rear.

External

Privately enclosed rear lawned garden which backs onto Gledholt Wood local nature reserve woodland with central paved path perfect for nature lovers and summer months. Enclosed by hedging and wall.



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welcome to

Squirrel Cottage Gledholt Bank, Huddersfield

- No Onward Chain
- Great First Time Buy
- Rear Enclosed Garden
- Backs Onto Gledholt Woods Local Nature Reserve
- Private Outlook

Tenure: Freehold EPC Rating: D

offers in the region of

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF114668 - 0009

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