



cornerstone
ESTATE AGENTS

Fleminghouse Lane
Huddersfield



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Offers Over £108,000

A VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS WONDERFULLY PRESENTED HOME. THE PROPERTY HAS BEEN LOVINGLY PUT TOGETHER WITH A GREAT EYE FOR DETAIL COMBINING A HOMELY VINTAGE FEEL WITH MODERN KITCHEN AND BATHROOM AND ATTIC ROOM UTILISED AS A SECOND BEDROOM (NO BUILDING REGULATIONS)

ENTRANCE The entrance provides an area to keep outdoor footwear and hang coats before entering the home.

LIVING SPACE 15' x 15' (4.57m x 4.57m) approx. Boasting an extremely spacious open plan living space, a superb sociable area combining a cosy seating area with a dining space and a classic fitted kitchen. The eye for detail, vintage style décor, an eye catching inglenook fireplace is a dominant feature and creates a homely cosy feel. Door provides access to the cellar, a useful space to store household items, this space can also be utilised as a laundry/utility area.

LANDING A spacious landing offering access to the bedroom and bathroom with a space saver staircase rising to the attic room.



BEDROOM 16' x 10' (4.88m x 3.05m) approx. Extremely spacious, this room offers a good amount of floor space for a full set of free standing furniture, again the décor is extremely pleasant and the front facing window floods the room with natural light.

BATHROOM Three piece suite comprising bath with shower over, low level WC and wash hand basin.

ATTIC 14' x 9' 1" (4.27m x 2.77m) approx. This room has heating and a Velux window for natural light, the room is neutrally presented with stripped floor boards providing a rustic feel, this room has been used as a guest room however does NOT HAVE BUILDING REGULATIONS.

EXTERIOR The front garden is tiered and has areas that can be planted up that are covered with slate providing a modern and tidy feel.

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