Wm Sykes & SON EST. 1866

Offers in the region of

£260,000



140 Cowlersley Lane, Cowlersley

This stone built cottage offers a surprising amount of accommodation along with a huge garden to the rear. The current owners purchased the property in March 2022 and have since invested a good deal of time, money and effort into creating the lovely home you see today. Works have included a kitchen renovation, new doors and windows, replacing the old bathroom is now a fabulous shower room, and lots of cosmetic work has been undertaken to further enhance the property. Externally, there is a small garden to the front, whilst at the rear there is a very large, mature garden that extends much further than expected. It is conveniently located for access to nearby schools, a regular bus service, and a short drive up to the M62 at Junctions 23 & 24. The nearby villages of Milnsbridge, Linthwaite and Slaithwaite offer an array of shops, bars, restaurants and much more.

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Slaithwaite
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Accommodation:

GROUND FLOOR

The front entrance door opens into:-





Hall

A welcoming entrance hall with dado rail and an original ornate plasterwork arch.





Lounge 14'7" x 13'9"

This lovely reception room has a Cannon gas fire with timber surround and a tiled hearth and back, window to the front, deep coving, and exposed floorboards.





Dining Kitchen





Dining Kitchen **13'9" x 12'7"**

It was decided to put the kitchen in this larger room by the current owners rather than keep it in the much smaller now utility room. They have created a rustic/traditional kitchen by installing an Armitage Shanks pot sink with a drainer and mixer/instant hot water tap, fitted larder style storage cupboard, shelving, and a large free standing island with a massive Butchers block top which has created a sizeable breakfast bar to 3 sides and storage beneath. You will also find French doors to the rear with traditional style shutters, tiled chimney breast recess with extractor and light over ready to house your range cooker, and exposed floorboards.





Utility Room **10'5" x 7'2"**

Having a twin bowl Belfast sink, plumbing for a washing machine and dishwasher, wall mounted storage cupboards, quarry tiled floor, windows to 2 sides, and access to a sizeable cellar.



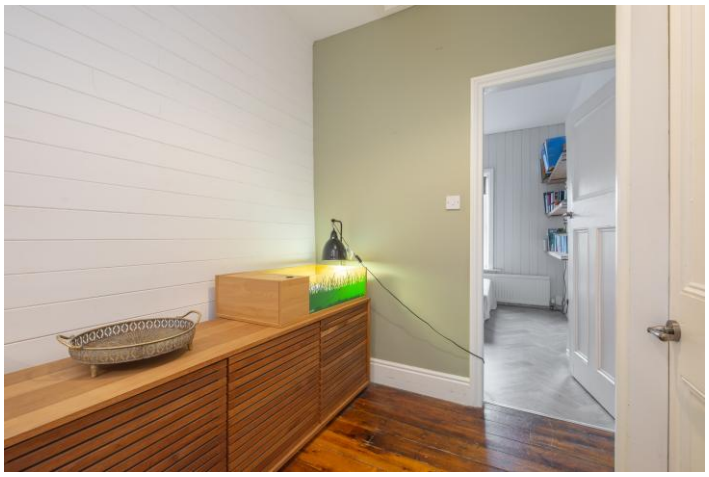


Sun Lounge **8'10" x 7'5"**

A timber framed structure with wood floor and access out into the garden.

FIRST FLOOR







Landing
A spacious split-level area with window to the side, wood floorboards, and room to create a study area.



Bedroom 1 **13'4" x 10'11"**
A double bedroom with window to the front, and wood floor.



Bedroom 2 **13'1" x 11'3"**
Another double bedroom with window overlooking the rear garden.



Bedroom 3 **10'2" x 6'7"**
Currently used as a home office but is essentially, a single bedroom with window to the front and wood effect flooring.



Shower Room **7'2" x 7'0"**

Fitted with a modern white suite comprising panelled bath with dual head shower and screen over, pedestal wash basin, and a low flush w.c. There is an extractor fan, frosted window to the rear, ladder style radiator/towel warmer, tiled walls and floor. Nicely fitted with a traditional style white suite comprising a low flush w.c., bidet, pedestal wash basin, and an open ended shower cubicle with mains fed shower over. There is a frosted window to the rear, part tiled walls, tiled floor, cupboard housing the central heating boiler, and an extractor fan.







OUTSIDE

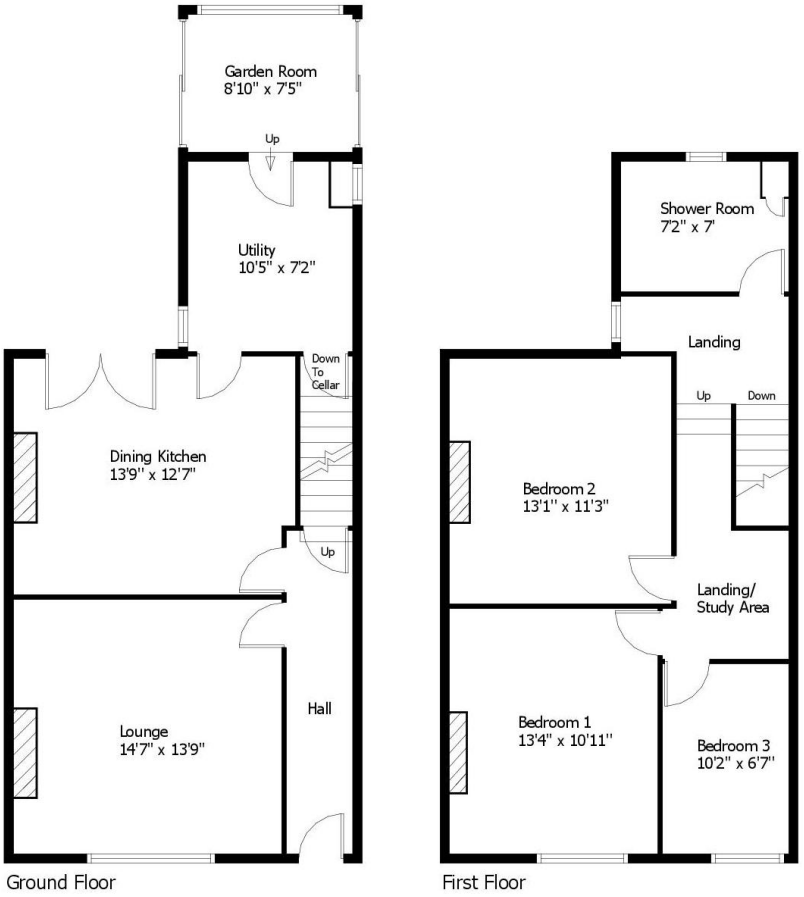
There is a small garden area to the front. At the rear you will find a substantial mature garden filled with an array of trees, shrubs, fruit trees, soft fruit bushes, vegetable beds, a herb garden, and a 20' x 10' greenhouse. It is a lovely, enclosed space which will be a delight for those avid gardeners!

Viewing
By appointment with Wm. Sykes & Son.

Location
From Huddersfield town centre ring road, take the A62 Manchester Road and proceed to the traffic lights at Milnsbridge. Turn left up Cowlersley Lane and the property will eventually be found on the right as you climb the hill.

Additional Information
- Council Tax – Band B
- Tenure – Freehold
- Energy Rating 60 (Band D)
- Utilities:-
  - Water – mains
  - Drainage - mains
  - Gas – mains
  - Heating – gas fired central heating, and a gas fire in the lounge.
  - Electricity – mains
  - Broadband & Mobile Phone – Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

140 Cowlersley Lane, Cowlersley



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