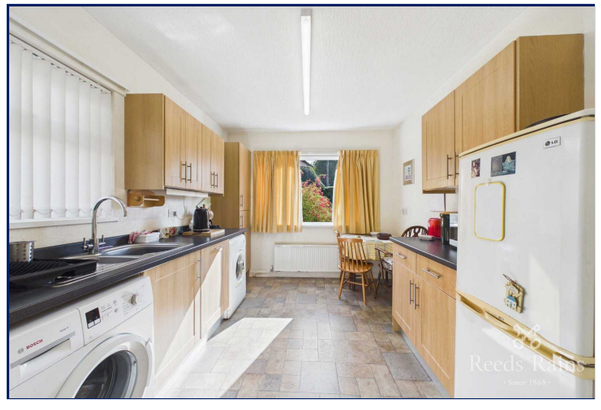
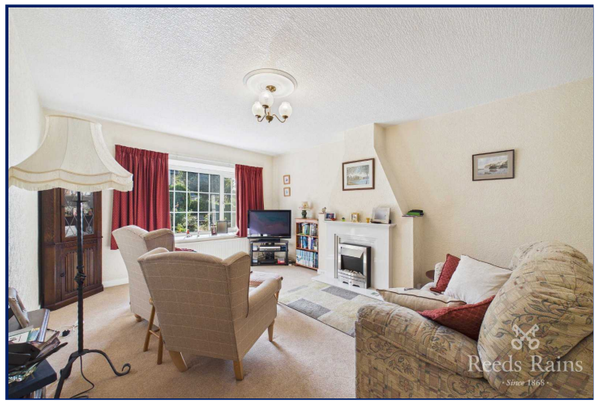
















Rozell Cottage, Close Hill Lane,
Newsome, Huddersfield, West
Yorkshire, HD4

Asking Price: £190,000
Leasehold

Reeds Rains

reedsrains.co.uk

Rozell Cottage, 87 Close Hill Lane, Newsome, Huddersfield, West Yorkshire, HD4

Council Tax Band: C
EPC Rating: D

A SPACIOUS 2 bedroom SEMI DETACHED TRUE BUNGALOW, which occupies a PLEASANT PLOT with ESTABLISHED WELL TENDED ENCLOSED GARDENS and a FULL LENGTH DRIVEWAY in this POPULAR and CONVENIENT RESIDENTIAL LOCATION.

Property Description
AVAILABLE WITH NO VENDOR CHAIN, the property stands a short distance from Newsome Village Centre and includes good access to Public Transport links and into the Town Centre. Fitted with GAS FIRED C/H and uPVC D/G and in brief comprising: Side Ent.Lobby and Inner Hallway, Kitchen/Diner, spacious Living Room, 2 Double Bedrooms and Bathroom. Externally, ample parking is provided by a FULL LENGTH DRIVEWAY and WELL TENDED GARDEN EXTEND TO THE FRONT and REAR and enjoy a pleasant rear wooded backdrop.

Ground Floor

Side Lobby
Opening with a uPVC entrance door.

Entrance Hall
Including timber and glazed entrance doors and fitted with a double radiator. Access is available to the roofspace via a drop ladder.

Kitchen/Diner
13' x 9'5" (3.96m x 2.87m)
A spacious Kitchen/Diner which is fitted with a selection of Light Oak style base and wall units with a working area incorporating a stainless steel sink and drainer with mixer taps above. Including an electric cooker point and extractor over, plumbing for an automatic washing machine and fitted with a double radiator and two uPVC double glazed windows.

Living Room
16'8" x 12'4" (5.08m x 3.76m)
The focal point to this spacious Reception Room is an electric fire which is set on a marble hearth with matching surround, two single radiators ands a uPVC double glazed bay window.

Bedroom 1
11'11" x 9'3" (3.63m x 2.82m)
A good sized double bedroom including fitted wardrobes with overhead storage cupboards, a double radiator and a uPVC double glazed window.

Bedroom 2
8'7" x 7'10" (2.62m x 2.4m)
A second double bedroom including fitted wardrobes with overhead storage cupboards, a double radiator and a uPVC double glazed window.

Bathroom
7'1" x 5'6" (2.16m x 1.68m)
Fitted with a traditional three piece suite comprising panelled bath with electric shower and side screen above, low flush WC, pedestal wash basin, ceramic wall tiling, a double radiator and a uPVC double glazed window.

Outside
To the front of the property there is a well tended lawn with stocked shrubbery borders. A full length driveway extends to the side and provides ample off-road parking. A larger more established garden extends to the rear and is mainly lawned with flowerbeds and pathways. The rear garden enjoys a pleasant wooded backdrop.

Tenure & Council Tax Band
Leasehold, 999 year lease commencing 25/03/1969 with a Ground Rent of approx £11 PA
Council Tax Band - C

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

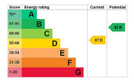
We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

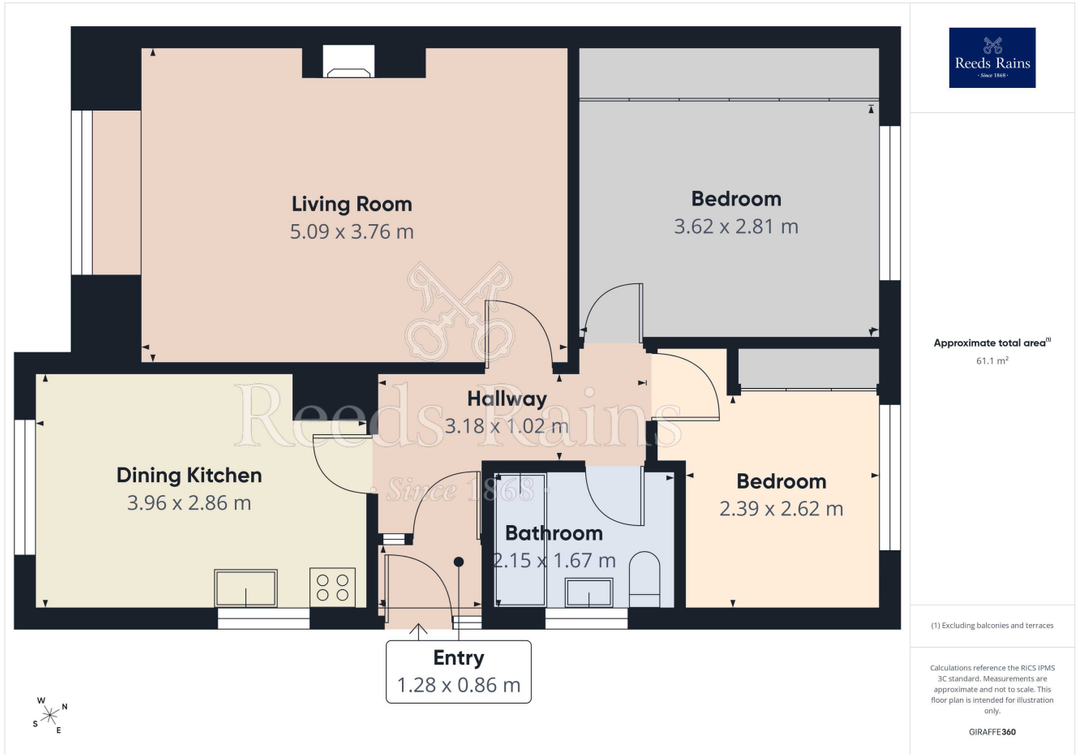
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk