



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Netherdale Court, Denby Dale, Huddersfield, HD8 8YG

Offers Over £240,000

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- SEMI DETACHED COTTAGE
- 1 BEDROOM
- GRADE II LISTED WITH MANY ORIGINAL FEATURES
- WEALTH OF CHARM & CHARACTER
- BEAUTIFULLY PRESENTED THROUGHOUT
- 2 RECEPTION ROOMS
- BREAKFAST KITCHEN
- GARDEN TO 3 SIDES
- ALLOCATED PARKING FOR 2 VEHICLES
- SOUGHT AFTER LOCATION OVERLOOKING OPEN COUNTRYSIDE

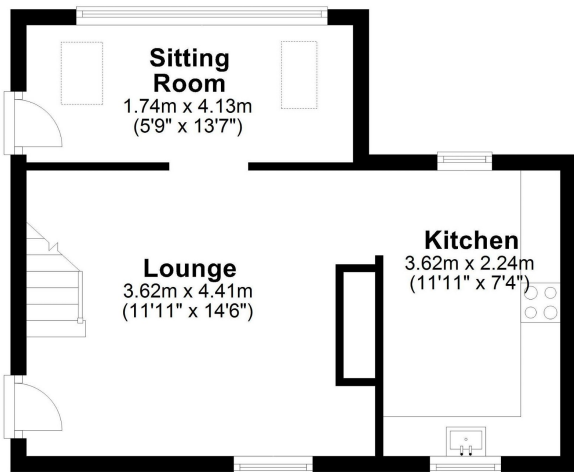


TAKE A LOOK AT THIS ... OCCUPYING AN OUTSTANDING POSITION WITHIN THIS, SMALL QUIET HAMLET ON THE OUTSKIRTS OF DENBY DALE, OVERLOOKING OPEN COUNTRYSIDE IS THIS TRULY CHARMING, CHARACTERFUL, ONE BEDROOM COTTAGE STYLE PROPERTY, FEATURING A DRESSING ROOM, MODERN BATHROOM, OPEN PLAN LIVING AREA, BESPOKE KITCHEN AND SUN ROOM TO THE REAR. IDEALLY SUITED TO A SINGLE OCCUPTANT, COUPLE OR POSSIBLE DOWNSIZER.

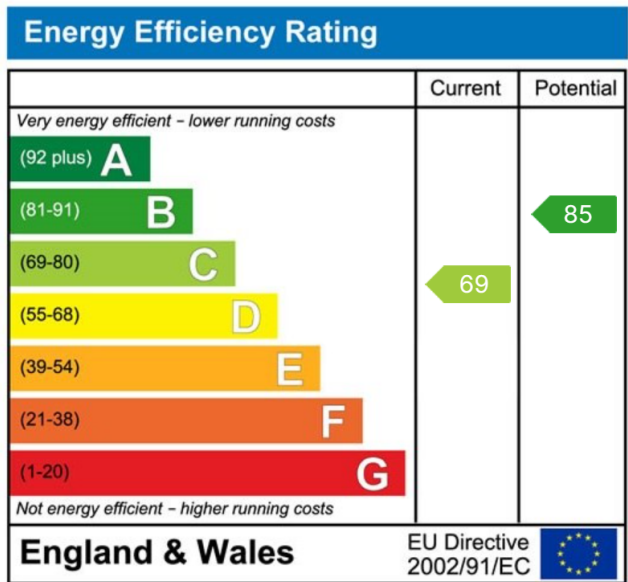


Ground Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



Total area: approx. 57.2 sq. metres (615.3 sq. feet)



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