



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Balk Lane, Upper Cumberworth, Huddersfield, HD8 8NZ

Offers Over £200,000

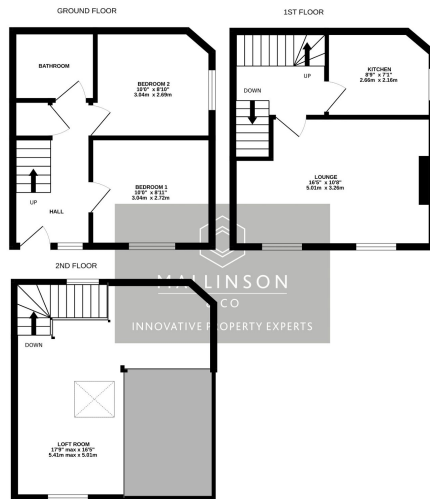
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- COTTAGE STYLE PROPERTY • 2 BEDROOMS
- 3 FLOORS
- VERSATILE ACCOMMODATION
- COURTYARD STYLE GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- ORIGINAL CHARACTER FEATURES
- OFF STREET PARKING SPACE
- POPULAR VILLAGE LOCATION
- IDEAL FOR FIRST TIME BUYER, INVESTOR OR DOWNSIZER



TAKE A LOOK AT THIS ... SET IN THE HEART OF UPPER CUMBERWORTH IS THIS CHARACTER COTTAGE STYLE PROPERTY, OFFERING VERSATILE ACCOMMODATION OVER THREE FLOORS, HAVING ORIGINAL FEATURES INCLUDING EXPOSED STONE WORK AND BEAMS AND OFF STREET PARKING. IDEALLY SUITED TO THE FIRST TIME BUYER, COUPLE, DOWNSIZER OR BUY TO LET INVESTOR. LOCATED CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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