



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Smithy Hill, Upper Denby, Huddersfield, HD8 8UH

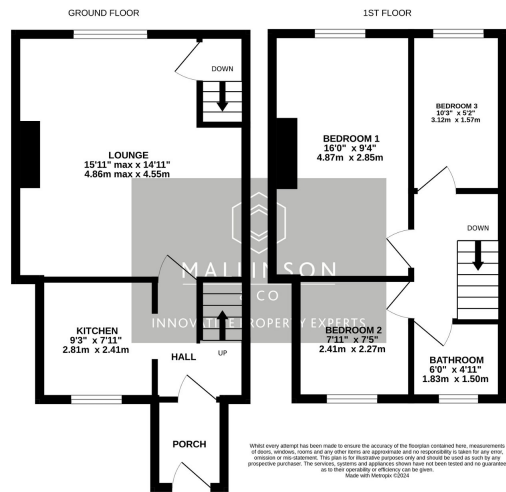
Offers Over £250,000

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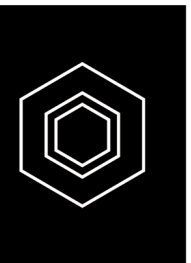




TAKE A LOOK AT THIS ... SET WITHIN THE HEART OF THE SEMI RURAL VILLAGE OF UPPER DENBY IS THIS BEAUTIFULLY PRESENTED, THREE BEDROOM STONE COTTAGE, FULL OF CHARM AND CHARACTER, FEATURING A MODERN CONTEMPORARY KITCHEN AND BATHROOM, SPACIOUS LOUNGE/DINER AND AN ENCLOSED LANDSCAPED GARDEN. LOCATED CLOSE TO LOCAL AMENITIES, HIGHLY REGARDED SCHOOLS AND EXCELLENT COMMUTER TRANSPORT LINKS TO NEIGHBOURING TOWNS.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 89 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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