



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Denby Lane, Upper Denby, Huddersfield, HD8 8UE

£265,000

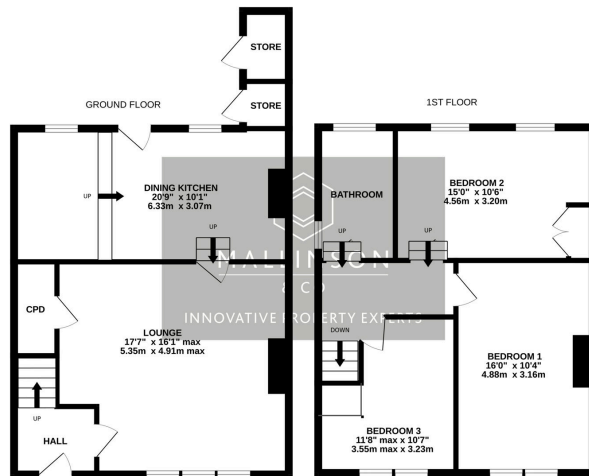
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- 3 BEDROOM STONE BUILT COTTAGE IN THE HEART OF THE VILLAGE
- OFFERING A WEALTH OF CHARM AND CHARACTER
- 4 PIECE BATHROOM SUITE
- WALKING DISTANCE OF VILLAGE PUB
- EASY ACCESS TO AMENITIES AND TRANSPORT LINKS
- HIGHLY REGARDED LOCATION
- ORIGINAL BEAMS AND FIRELACES
- FRONT AND REAR GARDENS
- CLOSE TO THE LOCAL SCHOOL
- NO VENDOR CHAIN

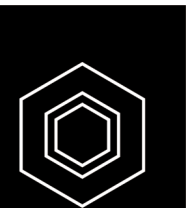


SIMPLY OUTSTANDING SITUATED IN THE HIGHLY REGARDED VILLAGE LOCATION OF UPPER DENBY IS THIS IDYLIC 3 BEDROOM STONE BUILT COTTAGE SITUATED IN THE HEART OF THE VILLAGE. THE PROPERTY OFFERS A WEALTH OF ACCOMMODATION AS WELL AS CHARMING CHARACTER THROUGHOUT WITH EXPOSED BEAM CEILINGS AND FEATURE FIREPLACES. THE PROPERTY IS IDEALLY SUITED TO A COUPLE OR FAMILY AND IT IS OFFERED TO THE MARKET WITH IMMEDIATE VACANT POSSESSION AND NO UPPER CHAIN.



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, doors and other parts 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. Made with Greenprint 2023.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(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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