

TO LET

The Orchards, New House Farm, Birdsedge,
Huddersfield



HOUSE
STYLE
Cottage

RECEPTION
ROOMS

1

BEDROOMS

1

EPC RATING

TBC

CHARMING ONE BEDROOM COTTAGE – OCCUPYING A LITTLE KNOWN, SECLUDED PRIVATE SETTING – PARTICULARLY SUITED TO THE PROFESSIONAL PERSON/COUPLE – AVAILABLE FOR OCCUPATION EARLY FEBRUARY – SURROUNDED BY DELIGHTFUL COUNTRYSIDE

DESCRIPTION This charming mews style single storey cottage forms part of the little-known New House Farm Hamlet, being set well away from the main road which runs through the village of Birdsedge and as a result is surrounded by glorious countryside. The accommodation on offer will, we feel, particularly suit the single person/couple and certainly, anyone seeking a setting offering high levels of privacy and peacefulness. With wood grain effect double glazing and background electric heating, the accommodation on offer extends to: Entrance Hall, Living Room with open plan aspect to adjoining Kitchen, Double Bedroom, Shower Room, Courtyard providing parking, rear garden.

%rent%

Zoopa.co.uk

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PrimeLocation

Butcher Residential (Denby Dale) 361 Wakefield Road, Denby Dale, HD8 8RP

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www.butcherez.co.uk

Registered office: Britannic House, Regent Street, Barnsley, S70 2EQ. Company no: 09784209

Property Details

GROUND FLOOR

ENTRANCE HALLWAY

A composite entrance door opens out into the hallway where access is then offered to the following.



OPEN PLAN LOUNGE/KITCHEN

20' 0" x 10' 6" (6.1m x 3.2m) Having windows to both the front and rear elevations, this room accordingly enjoys excellent levels of natural light, rear facing double glazed French doors affording a delightful outlook over the open plan rear garden. There is a wall mounted electric heater within the lounge whilst to the kitchen there is a generous range of ash effect base storage cupboard complemented by an expanse of worktop surface with breakfast bar which separates the kitchen from the lounge area. With inset sink, ceramic tiling to the splashback surrounds and integrated oven, electric hob and filter canopy.



BEDROOM

13' 1" x 9' 1" (3.99m x 2.77m) A well proportioned double bedroom having a side facing window providing a fine outlook. There is a wall mounted electric heater.





SHOWER ROOM

6' 6" x 6' 0" (1.98m x 1.83m) Providing a three piece suite in white comprising of a tiled corner shower cubicle, wash hand basin and low flush WC.



OUTSIDE

To the front, within the courtyard, there is a parking facility for two vehicles whilst to the rear is an open plan garden with views over adjacent fields.

SERVICES

Mains water and electricity are laid to the property.

DIRECTIONS

Postcode: HD8 8XP for SatNav purposes.

From the main carriageway through Birdsedge village please turn off the main road where indicated by our TO LET board and proceed down the track, bearing right, the New House Farm Hamlet being set approximately 200 yards away from the main road.

PROPERTY DETAILS PREPARED 12 JANUARY 2021 - BROCHURE NOT YET VERIFIED BY LANDLORD

LANDLORD STIPULATIONS: NO SMOKERS, NO PETS

A BOND OF £570 IS PAYABLE IN ADVANCE

For More Information please contact our office on 01484 943020, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at denbydale@butcherez.co.uk

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