

# FOR SALE

63 Bluehills Lane, Lower Cumberworth, Huddersfield,  
HD8 8RQ



**HOUSE  
STYLE**  
Reconstituted  
Stone Built Inner  
Town House

**RECEPTION  
ROOMS**  
2

**BEDROOMS**  
2

**EPC RATING**  
75

**HIGHLY  
REGARDED  
SETTING**

**60% SHARED OWNERSHIP INNER TOWN HOUSE - ENJOYING A DELIGHTFUL CUL-DE-SAC SETTING, CLOSE TO LOCAL AMENITIES - WILL SUIT A VARIETY OF PURCHASERS - CLOSE TO ROAD AND RAIL LINKS.**

This Jones Homes constructed inner town house enjoys an excellent setting in this highly regarded area of Lower Cumberworth, which offers easy pedestrian access to nearby Denby Dale village and its varied facilities. Offered to the market on a 60% SHARED OWNERSHIP BASIS, it will prove of interest to a variety of purchasers and provides accommodation, which benefits from both gas fired central heating and uPVC double-glazing, extending to: entrance hall, cloaks/WC, generous through lounge/dining room, kitchen, two double bedrooms and bathroom.

**£99,950**

**Zoopa**.co.uk

 rightmove.co.uk

 PrimeLocation

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

**Tel: 01484 943020 Fax: 01484 864220 Email: denbydale@butcherez.co.uk**

**www.butcherez.co.uk**

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

## Property Details

### GROUND FLOOR

#### ENTRANCE HALLWAY

Having heavy duty commercial grade carpeting to the floor, there is also a radiator and access is offered to the following accommodation.

#### CLOAKROOM/WC

5' 4" x 2' 9" (1.63m x 0.84m) Providing a two-piece suite in white, comprising of: a wall mounted wash-hand basin and a low-flush WC. There is also a single panel radiator.

#### LOUNGE/DINING ROOM

25' 6" x 11' 7 (reducing to 7'3")" (7.77m x 3.53m)

This very well-proportioned through room has a bay window to the front elevation, whilst to the rear are double-glazed French doors which ensure excellent levels of natural light and of course, offer access to the rear garden. The room exhibits oak-effect laminate flooring throughout, there are both single and double banked heating radiators, as well as a useful understairs store.





#### KITCHEN

8' 0" x 6' 8" (2.44m x 2.03m) Providing a range of maple-effect fronted units, comprising of: an inset stainless-steel sink unit with cupboards under and there are base and wall mounted units, which are complemented by an expanse of worktop surfaces having ceramic tiling to the surrounds. Furthermore, there is a continuation of the oak-effect laminate flooring, there are plumbing facilities for an automatic washing machine and a concealed Vaillant gas fired central heating boiler with a fitted extractor canopy over.

#### FIRST FLOOR

##### BEDROOM ONE

11' 4" x 10' 11" (3.45m x 3.33m) This front facing principal double bedroom has a bay window containing a double panel radiator and there is also a useful bulk-head storage cupboard.



##### BEDROOM TWO

14' 7" x 9' 8" (4.44m x 2.95m) A very well-proportioned second double bedroom, this time being positioned to the rear elevation and providing a single panel radiator.







#### BATHROOM

9' 5 (maximum)" x 4' 10" (2.87m x 1.47m) Providing a three-piece suite in white, comprising of: a panelled bath with a Mira electric shower over, a pedestal wash-hand basin and a low-flush WC. In addition, there is a radiator and an electric shaver point.



#### OUTSIDE

To the front is a car parking apron with planted garden borders and to the rear is a paved sitting area, beyond which is a lawned garden.



#### SERVICES

All mains are laid to the property.

#### HEATING

A gas fired central heating system is installed.

#### DOUBLE-GLAZING

The property benefits from uPVC sealed unit double-glazing.

#### TENURE

We are awaiting confirmation of the tenure of the property.

#### SHARED OWNERSHIP

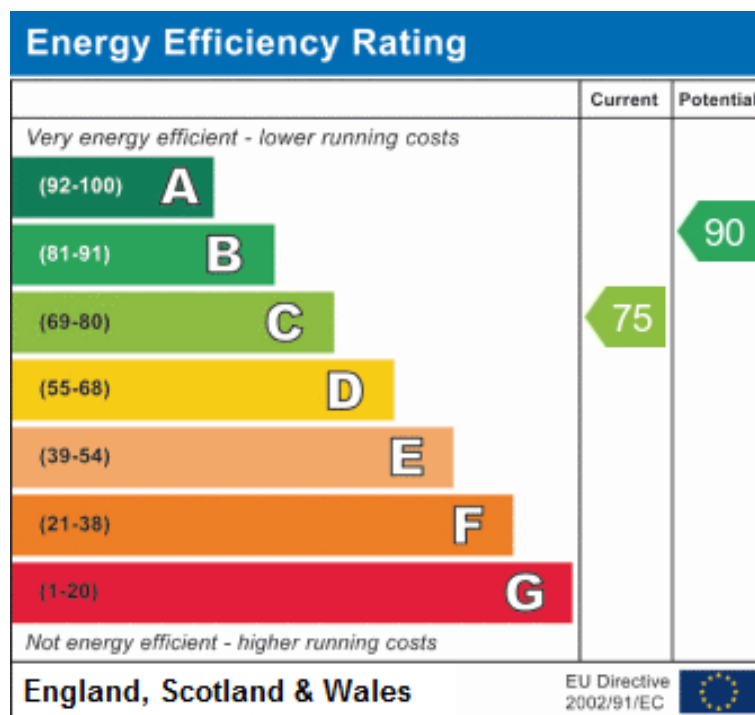
THE PROPERTY IS OFFERED TO THE MARKET ON A 60% SHARED OWNERSHIP BASIS.

#### DIRECTIONS

From our Denby Dale office, proceed down Wakefield Road for a short distance, turning left at the White Hart Public House onto Cumberworth Lane. Proceed up the hill and after approximately half of a mile, turn left onto Bluehills Lane. Proceed down to the bottom of the development, where the property will be found on the left-hand side.

#### IB/RP

BROCHURE NOT YET VERIFIED BY VENDOR.



For More Information please contact our office on 01484 943020, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [denbydale@butcherez.co.uk](mailto:denbydale@butcherez.co.uk)

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