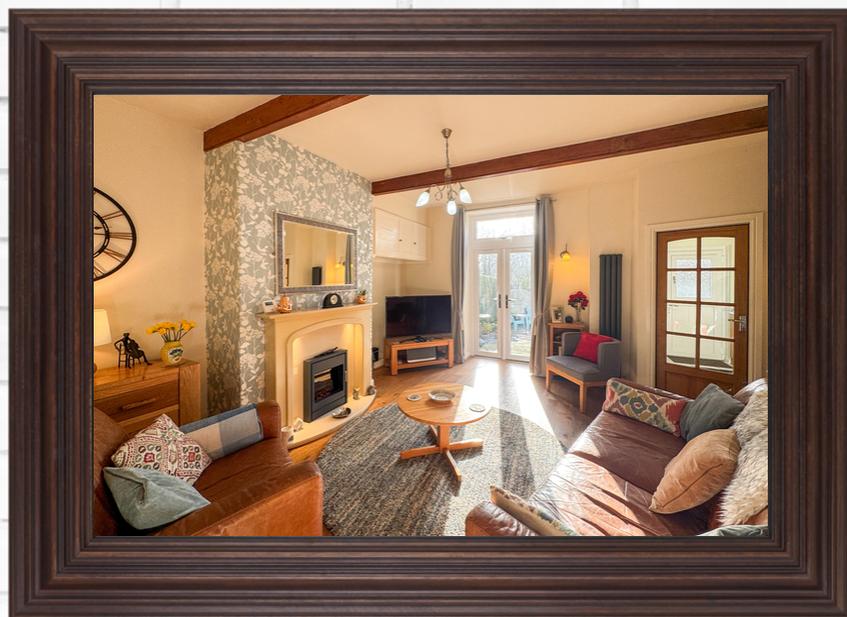




10 Windmill Terrace, Berry Brow,
Huddersfield, HD4 7QL

belong 
by James White

£165,000 Freehold



Tucked away in a woodland setting, yet being convenient for local bus routes, road networks, and for Berry Brow station, this two bedroom cottage style terraced house offers comfortable accommodation, complete with a delightful garden.

Having had a variety of substantial improvements in recent years to include upgrades to the boiler, windows and roof, the property will suit a range of buyers from first time buyers, to down-sizers, and professionals.

The house comprises:

Entrance into an attractive kitchen which has an integrated fridge, electric oven, hob, cooker hood and washing machine, as well as a range of stylish kitchen cabinets providing storage. A comfortable lounge looks out onto the front garden, has a feature fireplace and useful under-stair storage.

On the first floor are two bedrooms and a modern bathroom with well chosen tiling. Loft access is provided by a loft ladder to a loft which is boarded and insulated.

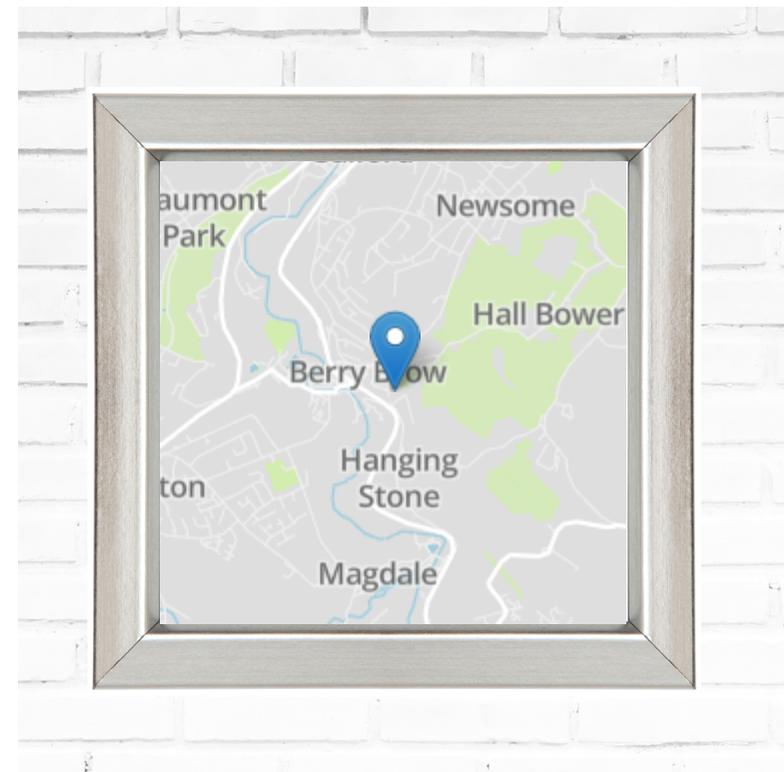
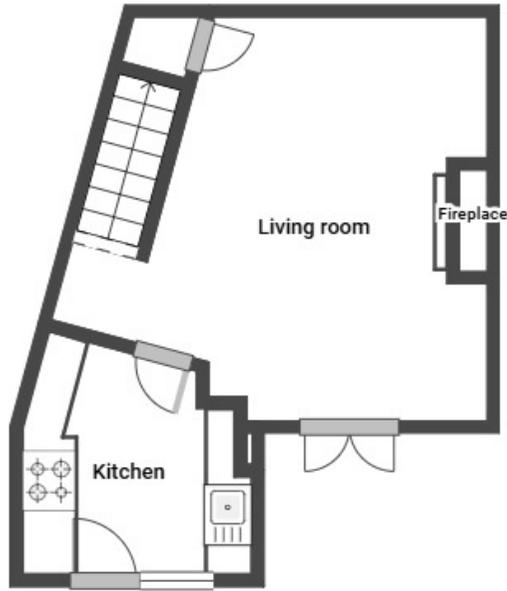
The garden is a delight. At the front of the property, the garden is sunny and private, looking onto local trees with an abundance of local wildlife. One can sit out and enjoy a spot of alfresco dining, tend the flower and shrub beds and there are also two sheds (with power) for storage too.

The property has a gas central heating system and double glazing.

Viewing is by appointment through our Honley office.

- **Cosy and comfy two bedroom cottage style terrace**
- **Well placed for local scenic walks**
- **Set in a woodland position, with ready access to the Holme Valley**
- **Gas central heating system & double glazing**
- **Attractive kitchen and bathroom**
- **Lovely garden - ideal for alfresco dining**
- **Little known location**
- **Berry Brow railway station connects Huddersfield to Sheffield**
- **Viewing highly recommended**
- **View our 360° Virtual Reality Viewer and Video Tour on Belong's own website**





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



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www.wherewebelong.co.uk

Belong By James White
Fairfield House, 23a Westgate
Honley, Holmfirth HD9 6AA
T 01484 444567 E info@wherewebelong.co.uk