



35 School Street, Huddersfield, HD5 8AU

Offers In The Region Of £110,000

- Attractive two-bedroom cottage
- Two spacious double bedrooms
- Communal rear garden
- Close to local amenities
- Cellar with potential for conversion, subject to necessary consent
- No upper chain

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Charming Two-Bedroom Cottage with Conversion Potential

This attractive two-bedroom cottage offers spacious and versatile accommodation, combining character with practical modern living. The property features an open-plan living and kitchen area, two double bedrooms, a shower room, useful utility space and a communal rear garden. No upper chain.



Council Tax Band: A



On entering, the entrance vestibule provides useful space for coats and footwear, with stairs rising to the first floor and access into the lounge.

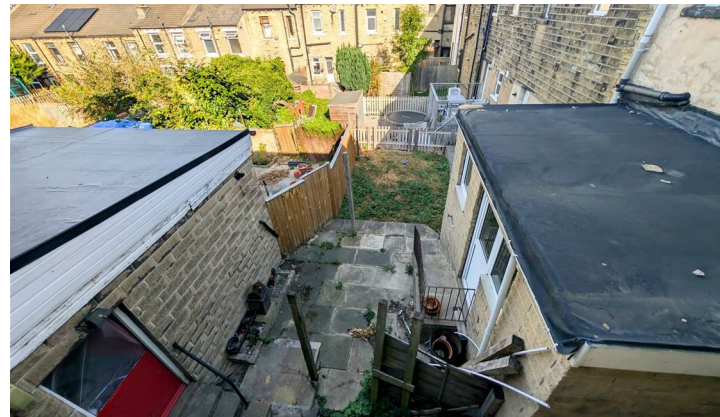
The open-plan living space combines a comfortable lounge area with a modern fitted kitchen, creating a sociable and practical space for everyday living and entertaining. A door leads through to the useful utility room, which provides space for an automatic washing machine and tumble dryer, together with additional household storage.

The property also benefits from a cellar, which offers excellent potential for conversion. Neighbouring properties have converted similar spaces into kitchen/dining areas; any conversion would, of course, be subject to the necessary planning/building regulations and consents.

There are two well-proportioned double bedrooms, both offering ample space for a full range of bedroom furniture. The property also has a shower room comprising a shower enclosure, low-level WC and wash hand basin.

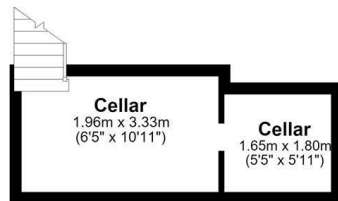
Externally, the property benefits from a shared communal garden to the rear, providing a pleasant outdoor space for residents to enjoy.

Ideally situated close to a range of local amenities, this appealing cottage would make an excellent home for first-time buyers, couples or those looking for a property with further potential.



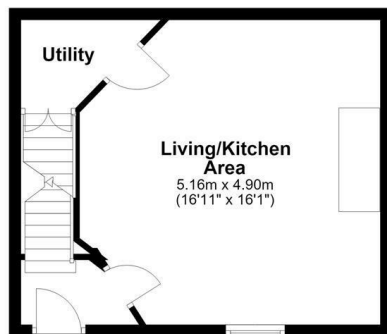
Basement

Approx. 9.6 sq. metres (103.8 sq. feet)



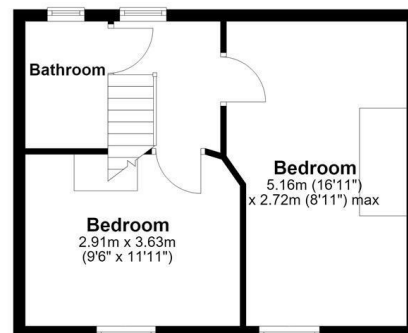
Ground Floor

Approx. 31.3 sq. metres (337.2 sq. feet)



First Floor

Approx. 33.3 sq. metres (357.9 sq. feet)



Total area: approx. 74.2 sq. metres (798.9 sq. feet)

