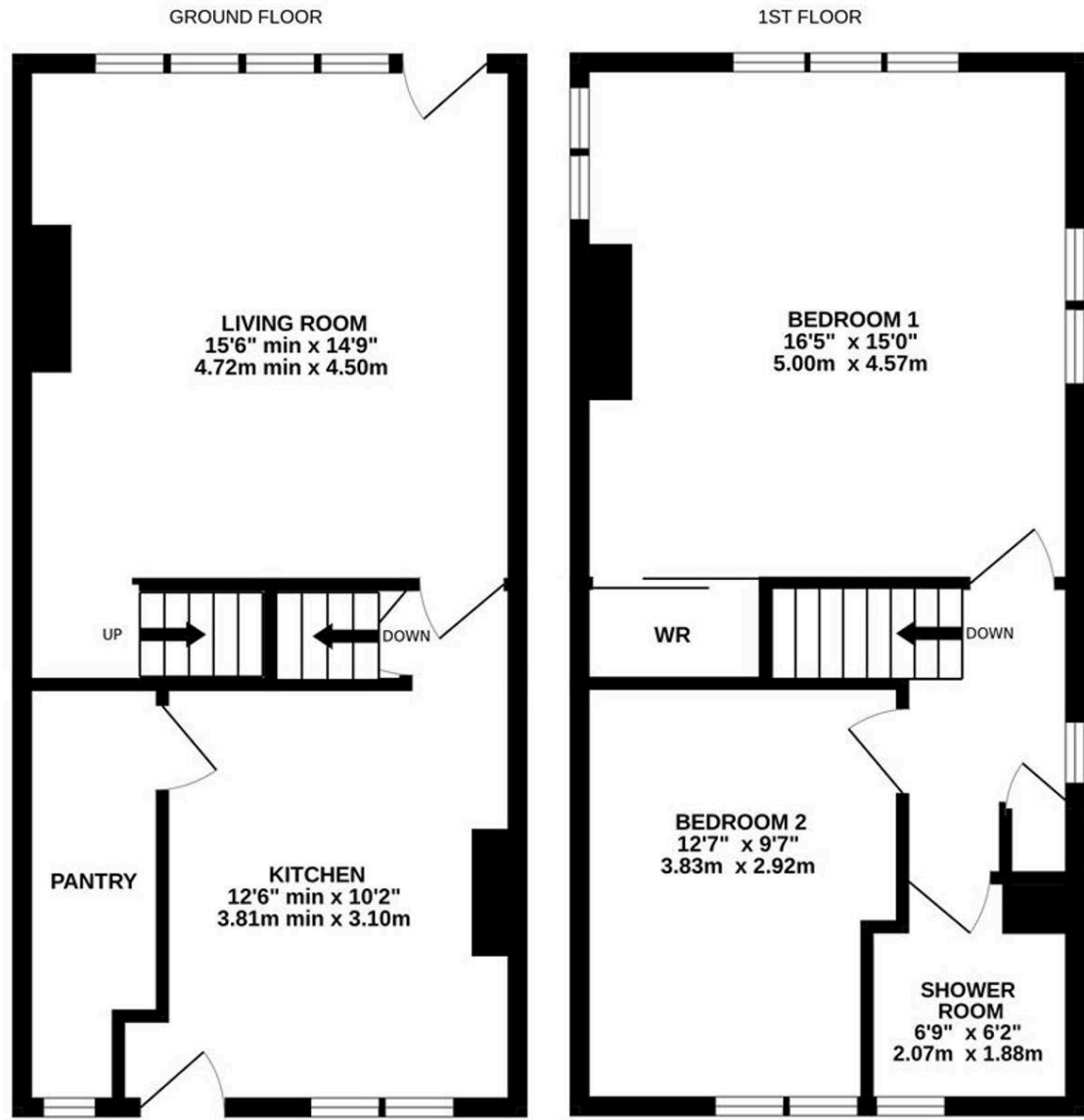




Thorpe Fold, Finthorpe Lane, Almondbury
Huddersfield

Offers in Region of **£225,000**



FINTHORPE LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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.
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Thorpe Fold, Finthorpe Lane

Almondbury, Huddersfield

A CHARMING GRADE II LISTED SEMI-DETACHED COTTAGE, OVERLOOKING LARGE GARDENS WITH PLEASANT FAR-REACHING VIEWS BEYOND AND AVAILABLE WITH VACANT POSSESSION.

This lovely characterful home occupies a delightful position with scope to extend subject to planning and listed building consent and currently provides accommodation comprising to the ground floor; living room, dining kitchen and pantry. Basement with vaulted keeping cellar. First floor landing leading to two double bedrooms and shower room. Externally there is a driveway to the side and generous established gardens located to the rear and side which include a small orchard. Council Tax band: B
Tenure: Freehold



ENTRANCE

A timber and braced door opens into the living room.

LIVING ROOM

Dimensions: 4.72m min x 4.50m (15'6 min x 14'9). As the dimensions indicate this is a nicely proportioned reception room which has a bank of stone mullioned timber and glazed windows, there is a beamed ceiling, delph rack, two central heating radiators and as the main focal point of the room there is a stone fireplace with inset display niches and home to a coal effect gas fire which rests on a Westmorland slate hearth and to the right hand side of the chimney breast there is a TV plinth with recess and timber mantle. There is a ceiling light point, four wall light points and to one side a staircase rises to the first floor. To the rear of the living room a timber and braced door gives access to the dining kitchen and also to the cellars.

DINING KITCHEN

Dimensions: 3.81m x 3.10m (12'6 x 10'2). This has a stone mullioned timber and glazed windows which look out across the garden and with some lovely views beyond, there is a beamed ceiling, two ceiling light points, two central heating radiators and having base cupboards with contrasting overlying worktops with an inset single drainer sink with chrome mixer tap and tiled splashbacks, gas cooker point, plumbing for automatic washing machine and to one side a timber and braced door gives access to a pantry.

PANTRY

Dimensions: 3.81m x 1.27m (12'6 x 4'2). This has a timber and glazed window, beamed ceiling with ceiling light point, and fitted shelving.

BASEMENT

This is accessed from a lobby to the side of the kitchen with stone steps leading down to a barrel-vaulted cellar with stone flagged floor, stone table and well.



FIRST FLOOR LANDING

With a ceiling light point, timber and glazed window to the gable, linen cupboard which houses a wall mounted Ideal gas fired central heating boiler which has been serviced in October 2023. From the landing access can be gained to the following:-

BEDROOM ONE

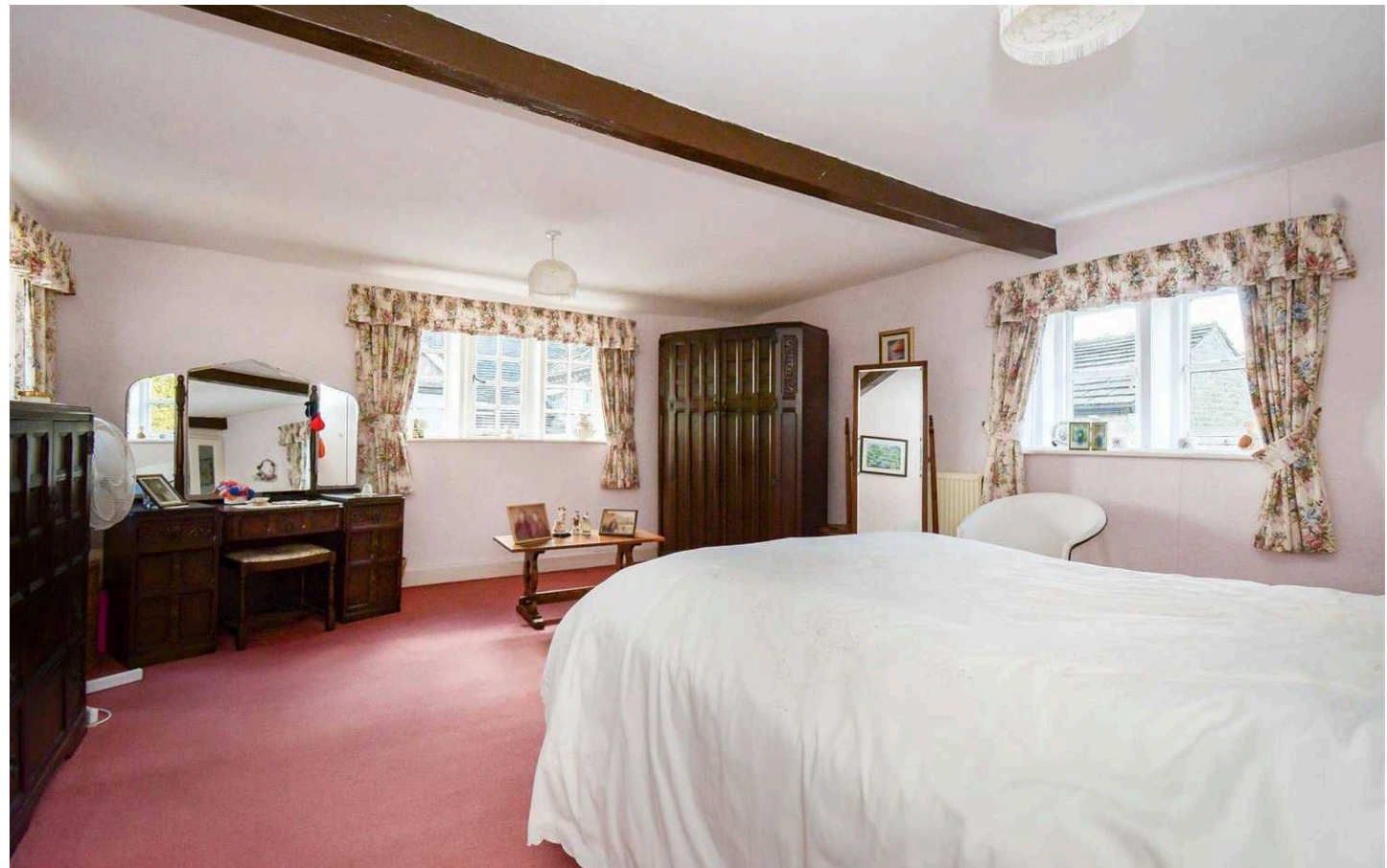
Dimensions: 5.00m x 4.57m (16'5 x 15'0). As dimensions indicate this is a generously proportioned room with a triple aspect with stone mullioned timber and glazed windows to two elevations and stone mullioned metal casement windows to the third elevation. There is a beamed ceiling with two ceiling light points, chimney breast and central heating radiator. To one side sliding doors give access to a useful storage cupboard which has a loft hatch which gives access to a good sized roof space which is insulated and has a maximum height of 8'6 with a bricked up window to the gable. There is a party wall continued up the middle of the roof with a similar roof space to the rear and a second loft access in bedroom two.

BEDROOM TWO

Dimensions: 3.84m x 2.92m (12'7 x 9'7). A double room with a stone mullioned timber and glazed window looking over the rear garden and with lovely views beyond, there is a ceiling light point and central heating radiator.

SHOWER ROOM

Dimensions: 2.06m x 1.88m (6'9 x 6'2). With a frosted timber and glazed window, ceiling light point, central heating radiator and fitted with a suite comprising; pedestal wash basin, low flush w.c. and walk-in shower with floor to ceiling tiled surround, shower curtain and Mira advance shower electric shower fitting.



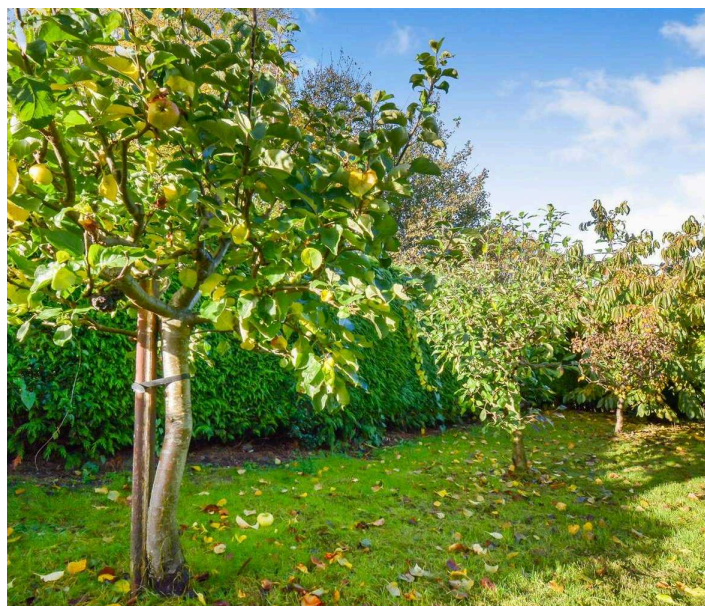


Garden

To the front of the property there is a small triangular gravelled section with timber hand gate and two steps leading down to a flagged pathway giving access to the main entrance. To the left hand side, a timber hand gate gives access to the driveway and rear garden immediately to the rear of the cottage there is a flagged patio and outside cold water tap, beyond this there is a generous shaped lawned garden with planted trees, flowers and shrubs together with a greenhouse, timber garden shed and adjacent to this divided by conifers and a dry stone wall there is a small orchard. The property offers space to extend and to create additional parking subject to planning and listed building consent.

Off street

To the left-hand side of the cottage there is a timber gate which opens on to a flagged and gravel driveway.





DIRECTIONS

Proceed out of Huddersfield along Wakefield Road and on reaching the traffic lights at Aspley bear right on to Somerset Road and continue up the hill into Almondbury village. Continue through the main shopping parade then as the road bends to the right bear left onto Fenay Lane. Continue down Fenay lane then turn left on to Flemminghouse Lane after a short distance turn left again on to Finthorpe lane where the property will shortly be found on the right hand side.

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

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