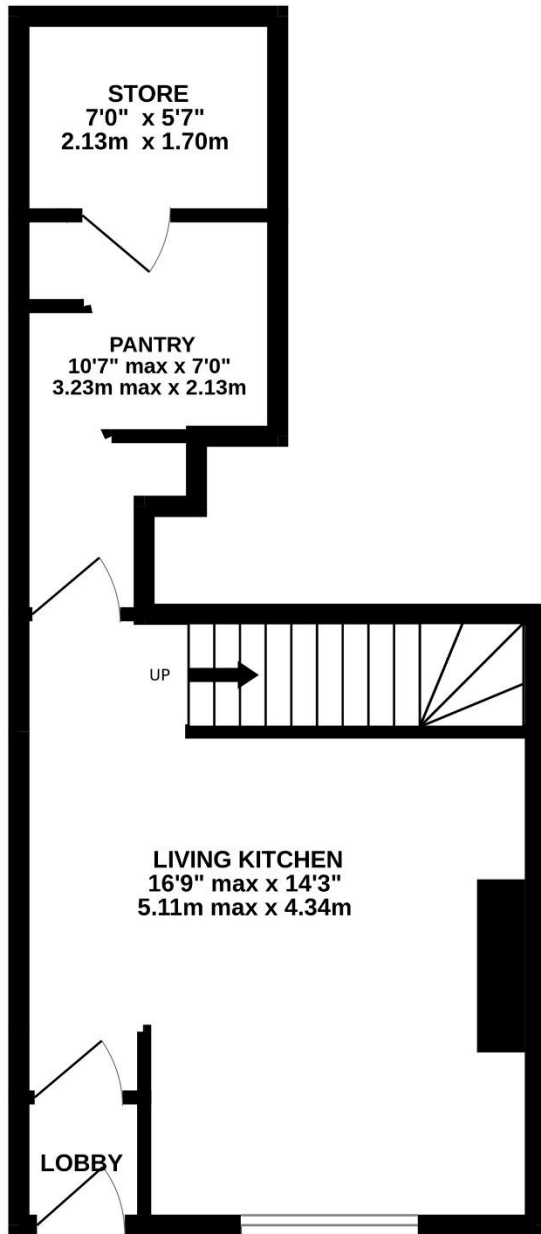




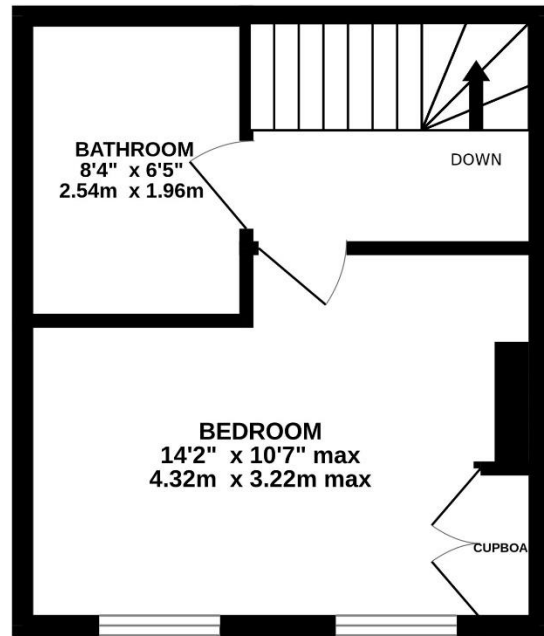
Simon Blyth
ESTATE AGENTS

ROSE COTTAGE, LOWER TOWN END ROAD, HOLMFIRTH, HD9 1QX

GROUND FLOOR



1ST FLOOR



LOWER TOWN END ROAD

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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PROPERTY DESCRIPTION

A WELL PRESENTED, ONE DOUBLE BEDROOM, UNDER-DWELLING PROPERTY, SITUATED IN THE SOUGHT-AFTER VILLAGE OF WOOLDALE. OFFERING WELL APPOINTED ACCOMMODATION WHICH IS COMPLIMENTED BY A PLEASANT GARDEN, BLOCK PAVED DRIVEWAY AND FABULOUS VIEWS ACROSS THE VALLEY OVER ROOFTOPS. THE PROPERTY IS IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS AND CLOSE TO NEARBY AMENITIES.

The property accommodation briefly comprises of entrance, open plan living/kitchen, pantry and storeroom to the ground floor. To the first floor there is a generous proportioned double bedroom (14'02" Max x 10'07" Max approx.) and the house bathroom. Externally there is a block paved driveway accessed off Cooperative Terrace, the garden has two flagged patios and a lawn area. Early viewings are advised to avoid missing the opportunity to acquire this fantastic home.

Offers Around £135,000

GROUND FLOOR

ENTRANCE HALL

Measurements – 3'7" x 3'7"

Enter the property through a double-glazed uPVC front door into the entrance. There is a ceiling light point, multipaneled timber and glazed door proceeds into the lounge.

OPEN PLAN LIVING KITCHEN

Measurements – 16'9" x 14'3" max

As the photography suggests this generous proportioned space benefits from a wealth of natural light which cascades through the double-glazed window to the front elevation providing pleasant open aspect views over rooftops across the valley. The lounge area is carpeted and features a central ceiling point, a television and telephone point and a radiator. A staircase rises to the first floor and there is a multipaneled door which provides access to the pantry. The kitchen area features a range of fitted wall and base units with shaker style cupboard front and with complimentary work surfaces over which incorporate a one-and-a-half bowl composite sink and drainer unit with chrome mixer tap. There is a matching upstand to the work surface and display shelving in situ. The kitchen is well equipped with built in appliances which include a four-ring ceramic hob with canopy style cooker hood over and a built-in electric fan assisted oven. The kitchen features under unit lighting and extractor vent.





PANTRY

Measurements – 10'7" X 7'0"

The pantry features lighting and power and there is ample space for free standing appliances. There is fitted shelving in situ. The original stone slab table, a useful understairs recess for additional storage and a cottage style door with Suffolk thumb latch provides access to the storeroom.



STORE ROOM

Measurements – 7'0" X 5'7"

The storeroom is a great addition to the pantry providing further storage. There is shelving in situ, a wall light point and extractor vent with dehumidifying sensor.

FIRST FLOOR

LANDING

Taking the staircase to the first floor you reach the landing which features a ceiling light point, wooden banister with spindles and there are multipaneled doors which provide access to the double bedroom and house bathroom.

BEDROOM

Measurements – 10'7" max x 14'2" (to chimney breast)

The bedroom is light and airy and generous proportioned double bedroom which has ample space for free standing furniture. There are two sets of double-glazed windows to the front elevation which provide the room with a great deal of natural light and offer fantastic open aspect views over rooftops across the valley. There is a central ceiling light point, a radiator and a built-in wardrobe inset into the alcove which also houses the property combination boiler.



BATHROOM

Measurements – 8'4" x 6'5"

The bathroom features a modern contemporary three-piece-suite which comprises a panel bath with shower head mixer tap and glazed shower guard, a low level w.c. with push button flush and a pedestal wash hand basin with chrome monobloc mixer tap. There is tiling to the splash areas, a chrome ladder style radiator, a ceiling light point and extractor fan. There is a useful toiletry and towels cabinet which also has plumbing and space for an automatic washing machine.



EXTERNAL

Externally the property benefits from a low maintenance tiered garden. The top tier is flagged and is used as a patio area which is an ideal space for both alfresco dining and barbecuing. The middle tier is gravelled with a further flagged patio and the bottom of the garden is laid predominantly to lawn with well stocked flower and shrub beds. There are fenced boundaries, an external light and through the gate from the bottom of the garden there is a driveway which is accessed off Cooperative Terrace. Please note that the garden does have pedestrian right of access across neighbouring properties on to Lower Town End Road.



ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Leasehold

Local authority – Kirklees Council

Council tax band – A

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 for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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