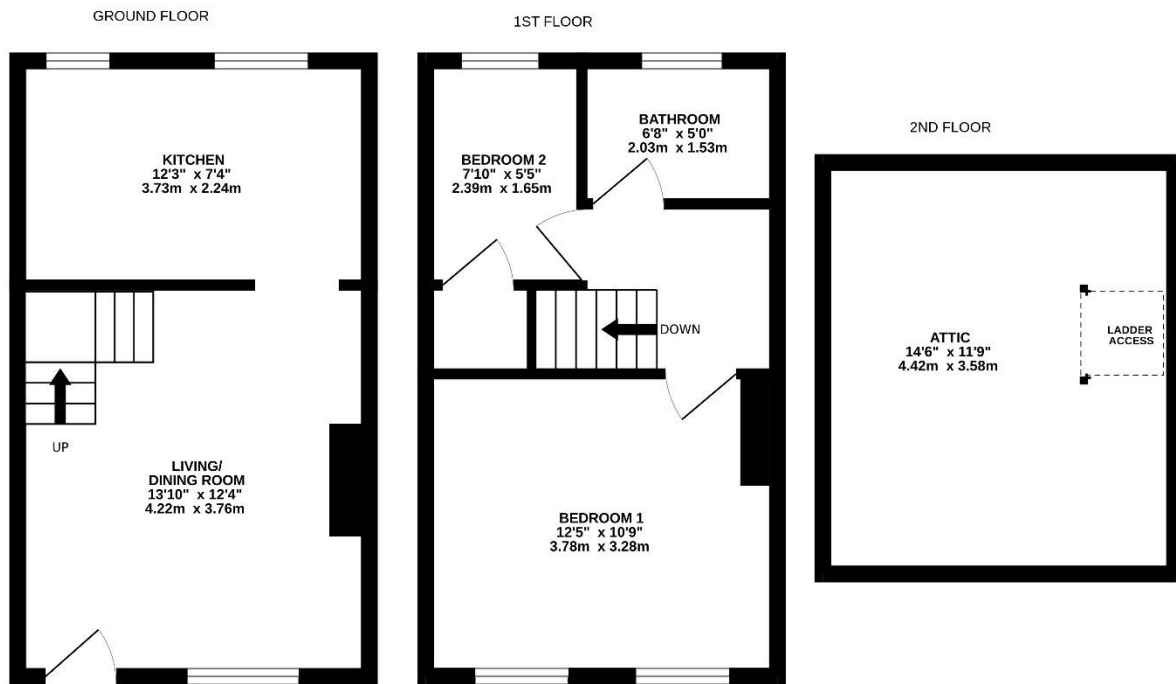


Simon Blyth
ESTATE AGENTS



CHARTWELL COTTAGE, ST GEORGES ROAD, SCHOLES, HD9 1UQ



ST GEORGES 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 STUNNING, STONE CONSTRUCTION, END-TERRACE COTTAGE NESTLED IN A PLEASANT HAMLET OF PERIOD PROPERTIES AND SITUATED IN THE SOUGHT AFTER VILLAGE OF SCHOLES. THE PROPERTY BLENDS PERIOD CHARM AND CHARACTER FEATURES WITH MODERN CONTEMPORARY FIXTURES AND FITTINGS. CHARTWELL COTTAGE BOASTS A DRIVEWAY TO THE SIDE AND LOW MAINTENANCE GARDENS TO THE REAR AND IS POSITIONED JUST A SHORT WALK TO VILLAGE AMENITIES, HAS PLEASANT WALKS NEARBY AND IS IN CATCHMENT FOR WELL REGARDED SCHOOLING. INTERNAL VIEWINGS ARE A MUST TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION ON OFFER.

The property accommodation briefly comprises of open plan living/dining room with window seat to the front and inglenook fireplace with log burning stove, and a modern fitted kitchen with high quality integrated appliances to the ground floor. To the first floor is a light and airy double bedroom, a single bedroom utilised as a dressing room, which would be ideal as a home office or nursery and finally the house bathroom with contemporary three-piece suite. There is a useful attic space accessed via drop-down ladder which is boarded and has lighting and power. Externally there is a paved garden to the front, driveway to the side and to the rear is an enclosed, low maintenance garden with attractive drystone wall boundaries.

Offers Around £200,000

OPEN PLAN LIVING DINING ROOM

Measurements – 13'10 x 12'4"

Enter the property through a composite front door with part obscure glazed inserts into the open plan living/dining room. As the photography suggests the room enjoys a great deal of character and charm, with exposed timber beams to the ceilings and partly exposed stone walls. There is a bank of double-glazed windows to the front elevation, providing the room with a great deal of natural light and with pleasant window seat beneath, inset spot lighting to the ceilings and two wall light points. The room is decorated to a high standard and features a kite-winding staircase rising to the first floor, a radiator, door providing access to the kitchen and the focal point of the room is the Ingle Nook stone fireplace with log burning stove which is set upon a raised, stone hearth.





KITCHEN

Measurements – 12'3" x 7'4"

The kitchen features a wide range of high quality, fitted wall and base units with Shaker style cupboard fronts and with complementary work surfaces over which incorporate a single bowl, composite sink and drainage unit with chrome mixer tap. The kitchen is well-equipped with high quality appliances which include a four ring, induction hob with extractor fan over, a built-in, fan-assisted oven, integrated dishwasher and built-in fridge and freezer units. There is plumbing and provision for an automatic washing machine, under-unit lighting and high-gloss, brick-effect tiling to the splash areas. The kitchen features attractive, tiled flooring, inset spot lighting to the ceilings, a double-glazed window to the rear elevation and exposed timber beams to the ceilings.



FIRST FLOOR LANDING

Taking the staircase from the open plan living/dining room, you reach the first-floor landing which has doors providing access to two bedrooms and the house bathroom. There is a wooden banister with spindle balustrading over the stairwell head and a loft hatch with drop-down ladder providing access to the useful attic space. The landing features a ceiling chandelier point and an exposed, timber beam to the ceilings.



BEDROOM ONE

Measurements – 12'5" x 10'9"

As the photography suggests, bedroom one is a generously proportioned, light and airy double bedroom which has ample space for free-standing furniture. There are two banks of double-glazed windows to the front elevation which have pleasant views across neighbouring gardens and has pleasant views across the rooftops. There is a beautiful, exposed, stone wall, exposed timber beams to the ceilings, a ceiling light point and radiator.



BEDROOM TWO

Measurements – 7'10" x 5'5"

Bedroom two is currently utilized as a walk-in wardrobe/dressing room but can accommodate a single bed with ample space for free-standing furniture. The room has historically been utilized as a nursery and home office and there is a double-glazed window with stone surround to the rear elevation, a radiator, ceiling light point and there is a useful cupboard above the bulkhead of the stairs which houses the property combination boiler.



BATHROOM

Measurements – 6'8" x 5'0"

The house bathroom features a modern, contemporary three-piece-suite, which comprises of inset bath with thermostatic shower over and tiled inset, a broad-winged wash handbasin with chrome Monoblock mixer tap and vanity cupboard beneath and a low-level w.c. with concealed cistern with push-button flush. There is tiled flooring and tiled walls, inset spot lighting to the ceiling, an extractor fan and a double-glazed window with obscure glass to the rear elevation with tiled sill. Additionally, there is a chrome, ladder-style radiator and an LED back-lit vanity mirror.



ATTIC ROOM

Measurements – 14'6" x 11'9"

The attic room is accessed via the drop-down ladder from the first-floor landing. It is an excellent space for additional storage and could also be utilized as a hobby room or potentially a home office. There is lighting and power in situ, partly exposed timber beams and a radiator. It is boarded and insulated.



FRONT EXTERNAL

Externally, the property is accessed via a public right of way and is situated at the end of a row of cottages. To the front of the property is a flagged patio area with flower and shrub beds and to the side of the property is a gravel hardstanding, providing an excellent space for off-street parking. There is an Indian stone-flagged pathway which leads to a gate, enclosing the rear gardens. There are attractive, dry-stone wall boundaries.



REAR EXTERNAL

Externally to the rear, the property boasts a private and low maintenance rear garden which is mainly gravelled and provides an excellent space for both al fresco dining and barbecuing. There is a hard standing with space for a garden shed, attractive, dry-stone wall boundaries, an external tap and external double socket.







ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – B

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

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of

a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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

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Sunday - 11:00 to 16:00



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