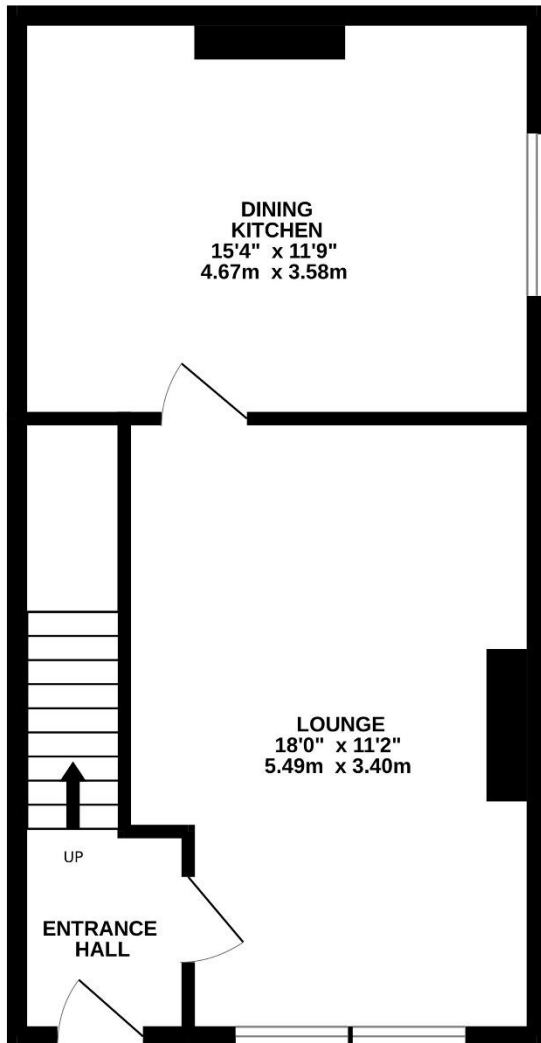


Simon Blyth
ESTATE AGENTS

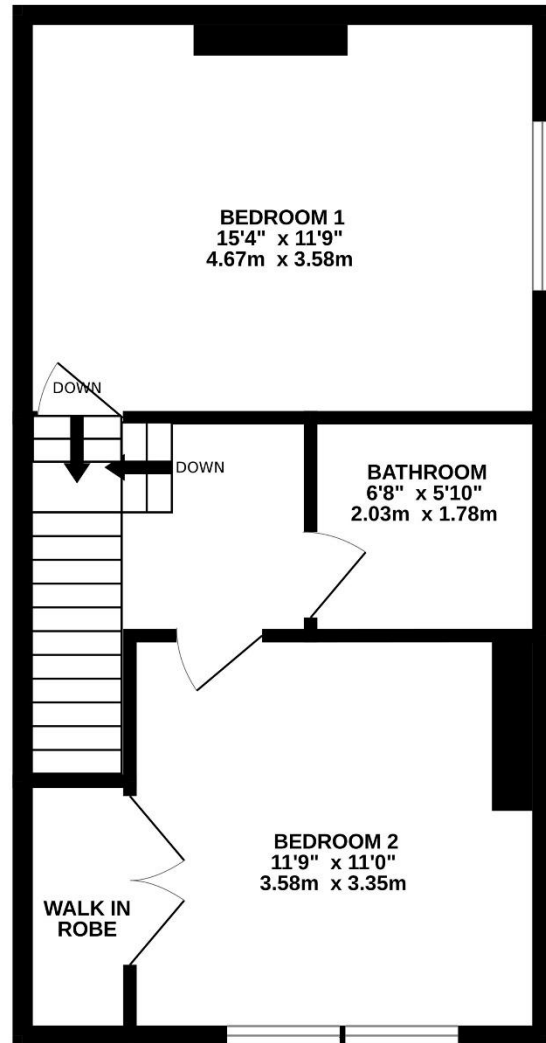


FRANCE FOLD, HONLEY, HD9 6BD

GROUND FLOOR



1ST FLOOR



FRANCE FOLD

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.
Made with Metropix ©2024

PROPERTY DESCRIPTION

A BEAUTIFUL TWO DOUBLE BEDROOM COTTAGE WITHIN THE HEART OF THE VILLAGE JUST OFF CHURCH STREET AND HAVING TWO PARKING SPACES TO THE FRONT. PLEASANT GARDEN AREA TO THE FRONT AND A GOOD-SIZED LOUNGE AND LARGE DINING KITCHEN. HAVING RECENTLY BEEN RENOVATED TO A HIGH STANDARD THIS BEAUTIFULLY LOCATED COTTAGE IS IDEAL FOR THOSE WHO WISH TO WALK INTO HONLEY'S DELIGHTFUL, BUSTLING CENTRE OR INDEED WALK TO COUNTRYSIDE, WHICH IS JUST A FEW MINUTES AWAY. A LOVELY HOME WITH MANY PERIOD FEATURES TO GIVE THAT EXTRA DEGREE OF COMFORT AND STYLE. WITH CLASSIFIED CENTRAL HEATING AND DOUBLE GLAZING. The home briefly comprises entrance, hallway, good sized lounge with twin windows, large dining kitchen with newly installed kitchen fittings, two double bedrooms, bedroom two with large walk-in wardrobe, house bathroom, pleasant garden areas to the front and parking.

Offers Around £250,000

ENTRANCE

Period style door with inset glazed porthole and glazed over light gives access through to the entrance hallway.

ENTRANCE HALL

The entrance hallway has many period features including delightful archway and lovely handrail and Newel post to the period stair staircase. There is a chandelier point and a door leads through to the lounge.

LOUNGE

Measurements – 18'0" x 11'2"

This particularly light room has two large high-quality windows to the front of a period design yet been particularly modern in specification give a huge amount of natural light in the pleasant view out of the property's front garden and village scene beyond. There are two beams to the ceiling, attractive flooring, and an electric fire on Marble hearth. The room also has three wall light points. A doorway leads through to the dining kitchen.



DINING KITCHEN

Measurements – 15'4" x 11'9"

This, which is of a particularly good size position to the rear of the home and has a good ceiling height. It has beams exposed to the ceiling and a large window gives a lovely view out over neighbouring gardens. The room has been recently upgraded and has newly fitted kitchen units and appliances. There is a stainless-steel sinking unit with mixer tap over, plumbing automatic washing machine, integrated stainless steel and glass front hob, four ring gas hob once again, and stainless-steel black cloth and stainless steel Smeg extractor fan. There is freezer space and there is a good amount of attractive working surfaces and additional larder style storage cupboards and spotlighting to the ceiling.



FIRST FLOOR LANDING

Staircase rises to the attractive first floor landing. Once again has period features, including exposed stonework, exposed timberwork and spindle balustrading. There is a loft access point.

BEDROOM ONE

Measurements – 15'4" x 11'9"

A large double bedroom position to the rear with the lovely view out over neighbouring gardens, further loft access point, central ceiling light point, and inbuilt storage cupboard.



BEDROOM TWO

Measurements – 11'9" x 11'0"

An equally good-sized room with twin windows, central ceiling light point and large walk-in wardrobes with two hanging rails, further cupboards above and this wardrobe is also home for the Worcester gas fired central heating boiler.



HOUSE BATHROOM

Measurements – 6'8" x 5'10"

The properties bathroom is fitted with a three-piece-suite in white and has tiling where appropriate and around the bath / shower area up to the full ceiling height. There is an extractor fan, low level w.c. with polished timber seat, pedestal wash hand basin from the Heritage range, good sized bath with shower screen and shower above. The room has an extractor fan and combination central heating, radiator / heated towel rail.



EXTERNAL

The property has a delightful cottage garden to the front, with a pathway leading to the front entrance door courtesy of a wrought iron gate, there is attractive combination of stone walling and wrought iron railings. A pebbled sitting out area gives a particularly sunny aspect as the cottage faces in a southerly direction. The cobbled courtyard beyond gives access to others, but also provides parking for approximately two vehicles. Past neighbouring cottage there is a block of outhouses. This property owns one of the outhouses providing useful storage space for bikes and the like.



LOCATION

The cottage is just a few strides away from Honley's bustling centre, but also a few minutes' walk away from the wonderful countryside down the Magdale Valley towards Netherton with Hinchcliffe Farm shop being a good stroll away. The home is close to all the village amenities, including school, pub, church, shops, restaurant, doctor's surgery and the like.

ADDITIONAL INFORMATION

The home has been renovated in recent times and is presented to a very good standard. The property has gas fire central heating, double glazing. Carpets, curtains, and certain other extras may be available for separate negotiation.

ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees

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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

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



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259