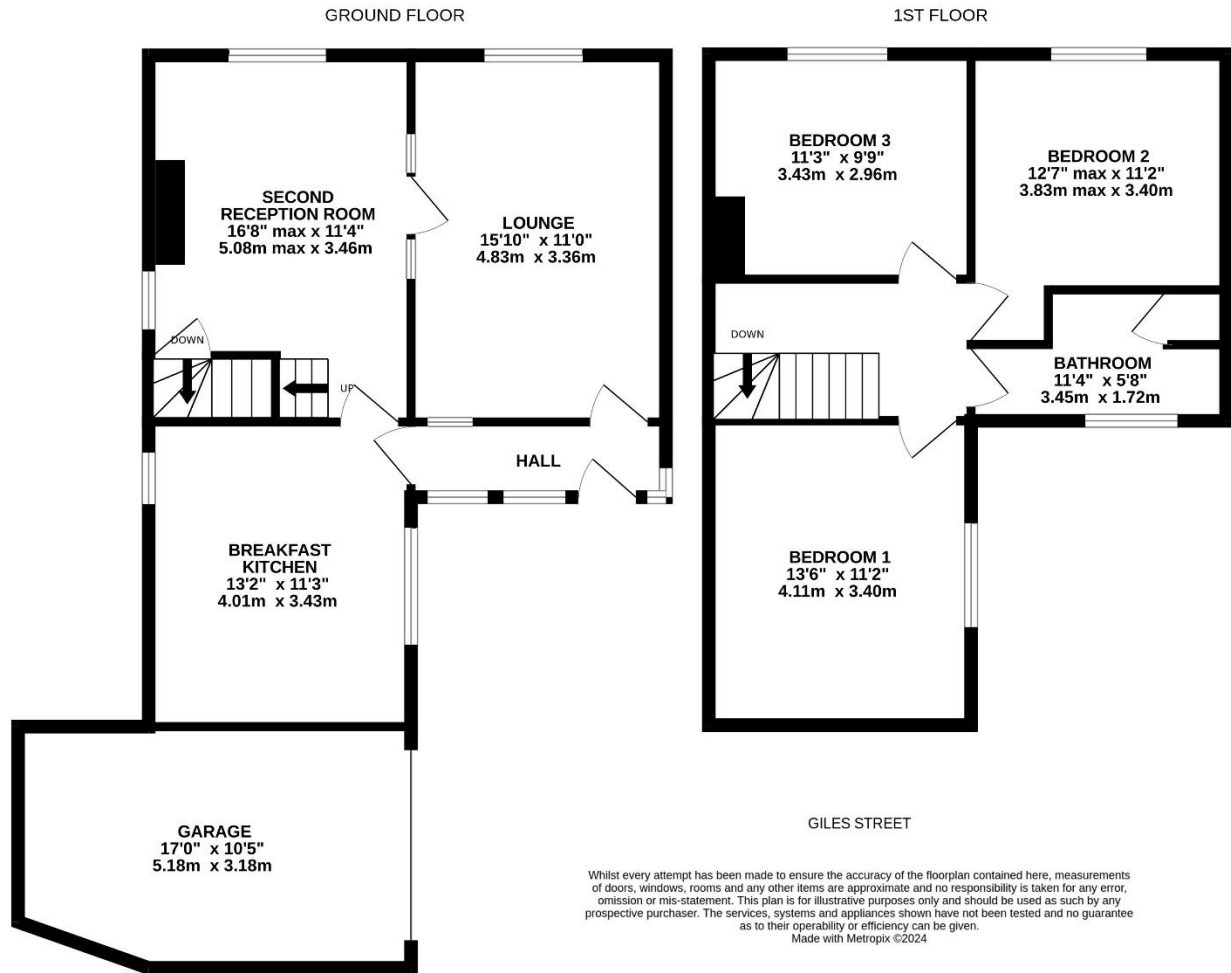


Simon Blyth

ESTATE AGENTS



IVY COTTAGE, GILES STREET, NETHERTHONG, HD9 3EF



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PROPERTY DESCRIPTION

IVY COTTAGE IS A MOST STUNNING, DETACHED, THREE DOUBLE BEDROOM, FAMILY HOME NESTLED IN THE HEART OF THE VILLAGE CENTRE OF NETHERTHONG. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND WITH PLEASANT WALKS ON THE DOORSTEP. THE PROPERTY FEATURES PERIOD CHARM AND CHARACTER FEATURES, GARAGE AND DRIVEWAY. EARLY VIEWINGS ARE ADVISED TO TRULY APPRECIATE THE ACCOMMODATION ON OFFER.

The property accommodation briefly comprises of entrance hall, lounge, second reception room and breakfast kitchen to the ground floor. To the first floor there are three well-proportioned double bedrooms and the house bathroom. Externally there is a driveway which leads to the attached garage, the gardens are to the front and are low maintenance with Indian stone flagged patio area.

Offers Around £330,000

ENTRANCE HALL

Measurements – 12'7" x 2'8"

Enter the property through a timber and glazed stable style door into the entrance hall. The entrance hall enjoys a great deal of natural light with dual aspect double glazed hard wood windows to the front and side elevations. The entrance hall features natural slate tiled flooring, timber doors providing access to the lounge and breakfast kitchen and there is an additional window to the rear elevation which provides borrowed light to and from the lounge.

PLEASE NOTE Our client informs us that there were plans to create a downstairs w.c., utilising a portion of the entrance hall. The entrance hall sits beneath the house bathroom providing easy provision of facilities to this space. Please see example floorplan for reference.

BREAKFAST KITCHEN

Measurements – 13'2" x 11'3"

The breakfast kitchen room enjoys a great deal of natural light through the hard wood double glazed bank of windows from the side elevation and a double-glazed window with obscure glass to the other side elevation. The attractive tiled flooring continues through from the entrance hall. There is a ceiling light point, radiator and a cottage style door with Suffolk thumb latch proceeds into the second reception room. The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complimentary oak work surfaces over which incorporate a one-and-a-half bowl ceramic sink and drainer unit with chrome mixer tap. The kitchen is well equipped with space for a six-range cooker with canopy style cooker hood over, plumbing and provisions for an automatic washing machine and space for a further under counter appliance. The kitchen features display shelving, glazed display cabinets, high gloss brick effect tiling to the splash areas and under unit lighting. The centre piece of the kitchen is the breakfast island again with oak worktop and useful cupboards beneath. There is an integrated fridge and freezer unit.



SECOND RECEPTION ROOM /

Measurements – 11'4" into alcove x 16'8" into door recess

This versatile space can be utilised for a variety of uses and features a beautiful inglenook stone fireplace with a twin door cast iron multifuel burning stove which is set upon a raised stone hearth. There are attractive exposed stone walls with timber beams to the ceiling, dual aspect windows to the side and rear elevation and there is a cottage style door which encloses the staircase descending to the lower ground floor. The second reception room features a ceiling light point, a radiator and an arched doorway with timber and glazed door with adjoining windows that proceed into the lounge. There is a carpeted stone staircase that proceeds to the first floor with wooden banister.



LOUNGE

Measurements – 11'0" x 15'10"

As the photography suggests the lounge is a generously proportioned reception room which features a double-glazed bank of windows to the rear elevation with pleasant window seat beneath. There are open aspect views over rooftops across the valley to the rear. The lounge features exposed timber beams to the ceiling, three wall light points, a central ceiling light point and a radiator. The focal point of the room is the fabulous Barbus manufacture living flame fireplace with a beautiful stone inset which is set upon a raised stone hearth.



FIRST FLOOR LANDING

Taking the staircase from the second reception room, you reach the first-floor landing which has cottage style doors with Suffolk thumb latches providing access to the three double bedrooms and the house bathroom. There is a loft hatch providing access to a useful attic space, a ceiling light point and radiator.



BEDROOM ONE

Measurements – 13'6" x 11'2"

Bedroom one is a generously proportioned, light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the side elevation, a ceiling light point, a radiator and a loft hatch which provides access to a separately accessible loft area.



BEDROOM TWO

Measurements – 12'7" max x 11'2"

Bedroom is a double bedroom with ample space for free-standing furniture. There is a double-glazed window to the rear elevation which takes full advantage of the pleasant, open-aspect views across the valley. There is a ceiling light point, a radiator and a loft hatch which provides access to a useful attic space.



BEDROOM THREE

Measurements – 11'3" x 9'9"

Bedroom three is a light and airy, double bedroom which has ample space for free-standing furniture. There is a double-glazed window to the front elevation, providing a pleasant, open-aspect view over rooftops, across the valley and there is a ceiling light point and a radiator.



HOUSE BATHROOM

Measurements – 11'4" x 5'8"

The house bathroom features a white, three-piece suite which comprises panelled bath with thermostatic shower over, and glazed shower guard, a pedestal wash handbasin and a low-level w.c. There are tiled walls, a column radiator with chrome tile rail, inset spot lighting to the ceilings and a double-glazed window with obscure glass to the front elevation. There is a cupboard which houses the wall-mounted combination boiler which also provides additional space for storage.



FRONT EXTERNAL

Externally to the front is a pleasant cottage garden, which is low maintenance and features fabulous Indian stone flags, creating an ideal space for alfresco dining and barbecuing. There is a driveway leading to the attached garage.

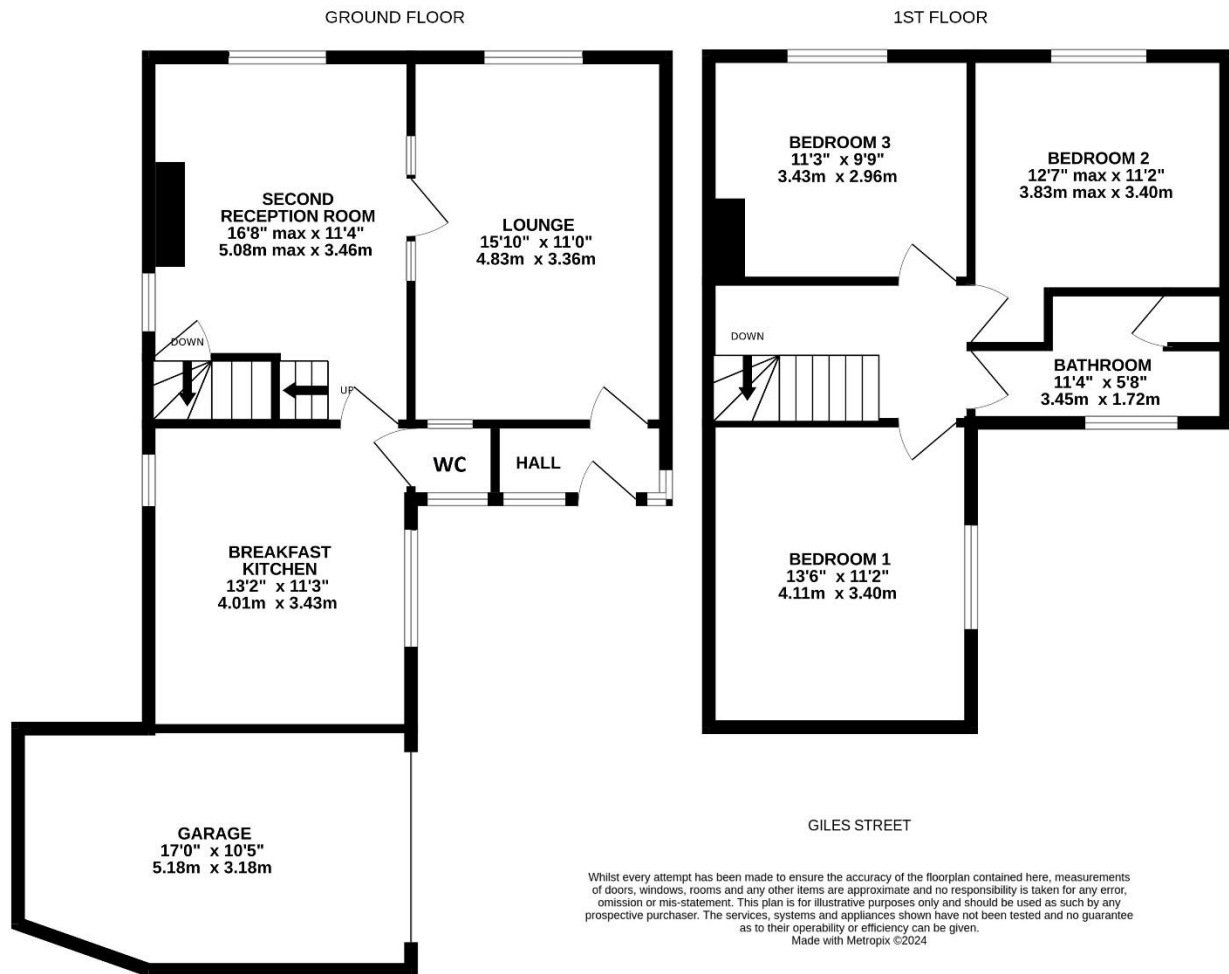


GARAGE

The garage features an up and over door, there is lighting and power in situ. With additional workshop area to the rear.



EXAMPLE FLOOR PLAN FOR DOWNSTAIRS W.C. IN ENTRANCE HALL



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ADDITIONAL INFORMATION

EPC rating – E

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – D

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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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

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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



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