

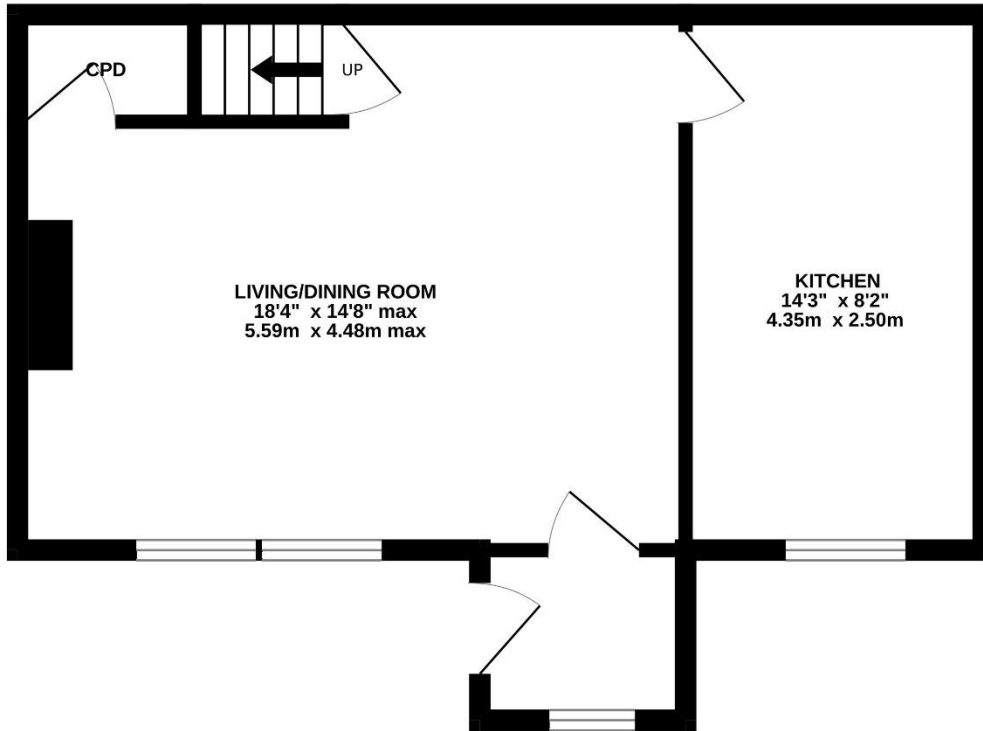
**Simon Blyth**  
ESTATE AGENTS



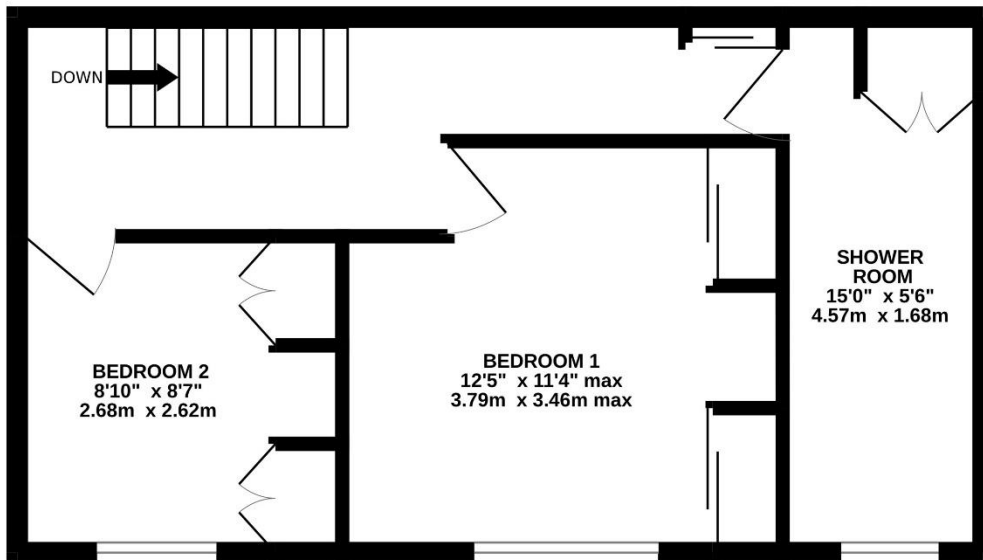
**WELL HILL, UNDERBANK, HOLMFIRTH, HD9 1EG**



GROUND FLOOR



1ST FLOOR



WELL HILL

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

OCCUPYING AN ELEVATED POSITION AND OFFERING FABULOUS OPEN ASPECT VIEWS ACROSS THE VALLEY IS THIS TWO DOUBLE BEDROOM, STONE BUILT, PERIOD COTTAGE. A SHORT DISTANCE FROM THE BUSTLING VILLAGE CENTRE OF HOLMFIRTH, THE PROPERTY IS TUCKED AWAY IN A PLEASANT HAMLET OF COTTAGES AND BOASTS A LOW MAINTENANCE GARDEN TO THE FRONT, LAWN GARDEN TO THE REAR AND A USEFUL COAL SHED WHICH COULD BE REMOVED TO CREATE PRIVATE PARKING. The property accommodation briefly comprises of entrance porch, open plan living/dining room and kitchen to the ground floor. On the first floor there are two double bedrooms with fitted furniture and a modern house shower room. Externally there is a low maintenance garden to the front, to the rear there is a separately accessed, lawn garden with a hard standing for a shed/summerhouse which could create an ideal patio area.

**Offers Around £250,000**

## ENTRANCE

Enter the property through a double-glazed PVC door with lead detailing insert into the entrance porch. There is a double-glazed bank of windows to the front elevation with leaded detailing providing fabulous panoramic views across the valley. The entrance porch features a ceiling light point, tiled flooring and a timber and glazed door with obscure glazed inserts leads to the open plan living, dining room.



## OPEN PLAN LIVING DINING ROOM

*Measurements – 18'4" x 14'8" max*

As the photography suggests, the open plan living dining room is a generous proportioned reception room which enjoys a great deal of natural light cascading through the double-glazed bank of mullioned windows to the front elevation. The windows offer fabulous open aspect views across the valley and there are exposed timber beams to the ceiling, decorative coving, four wall light points and a radiator. The open planned living dining room has a multi panel timber and glazed door which leads to the kitchen and there are doors which enclose a staircase rising to the first floor and a useful understairs storage cupboard. The focal point of the room is the Ingle nook fireplace with a living flame, stove effect fire. which is set upon a raised tiled hearth and with brick effect tiled inset.





## KITCHEN

*Measurements – 14'3" x 8'2"*

The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complementary rolled edge work surfaces over which incorporates a single bowl stainless steel sink and drainer unit. 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. There is space and provisions for an automatic washing machine and space for an under-counter fridge and freezer units, under unit lighting and display shelving. Additionally, there is inset spotlighting to the ceiling, decorative beams to the ceiling and a double-glazed bank of windows with leaded detailing to the front elevation.



### FIRST FLOOR LANDING

Taking the staircase from the open plan living dining room you reach the first-floor landing which has multi panel timber and glazed doors providing access to two double bedrooms and house bathroom. There are two ceiling light points and a radiator and a useful airing cupboard for toiletries and towels.



### BEDROOM ONE

*Measurements – 12'5" x 11'4" max*

Bedroom one is a generously proportioned double bedroom which has ample space for free standing furniture. The room enjoys a great deal of natural light which cascades through the double-glazed bank of mullioned windows to the front elevation, offering fabulous panoramic views across the valley. There is a ceiling light point, a radiator and two banks of fitted wardrobes with sliding doors which have hanging rails and shelving in situ.





## BEDROOM TWO

*Measurements – 8'10" x 8'7"*

Bedroom two again is a double bedroom with space for freestanding furniture. There is a double-glazed window to the front elevation with pleasant open aspect views, a ceiling light point, radiator and an array of fitted furniture, which includes built-in wardrobes and overhead cupboards.



## SHOWER ROOM

*Measurements – 15'0" x 5'6"*

The shower room features a modern contemporary three-piece suite which comprises walk-in double shower with thermostatic rainfall shower head, a broad wash hand basin with vanity cupboard beneath and chrome monobloc mixer tap and a low level w.c. with push button flush. There is inset spotlighting to the ceiling, a chrome ladder style radiator, attractive tiling to the half level on the walls and a double-glazed window with obscured glass to the front elevation. Additionally, there is an extractor vent and a cupboard which houses the property combination boiler and provides additional storage.



### FRONT EXTERNAL

Externally to the front the property features a low maintenance garden with flower and shrub beds and dry-stone wall boundaries. There are fabulous open aspect views across the valley and an external security light and external tap.



### REAR EXTERNAL

The rear external is accessed via a stone cobbled pathway that proceeds past the subject property and the neighbouring property, Well Cottage. There is a timber gate which encloses the rear garden which is laid predominantly to lawn and features a dry-stone retaining wall and a hard standing which could be utilised as a seating area / patio. Landscape in this area will take full advantage of the elevated position of the land offering pleasant views across rooftops over the valley.







### COAL SHED

A useful coal shed which could be removed to create private parking.



## **ADDITIONAL INFORMATION**

EPC rating – D  
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)

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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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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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

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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