

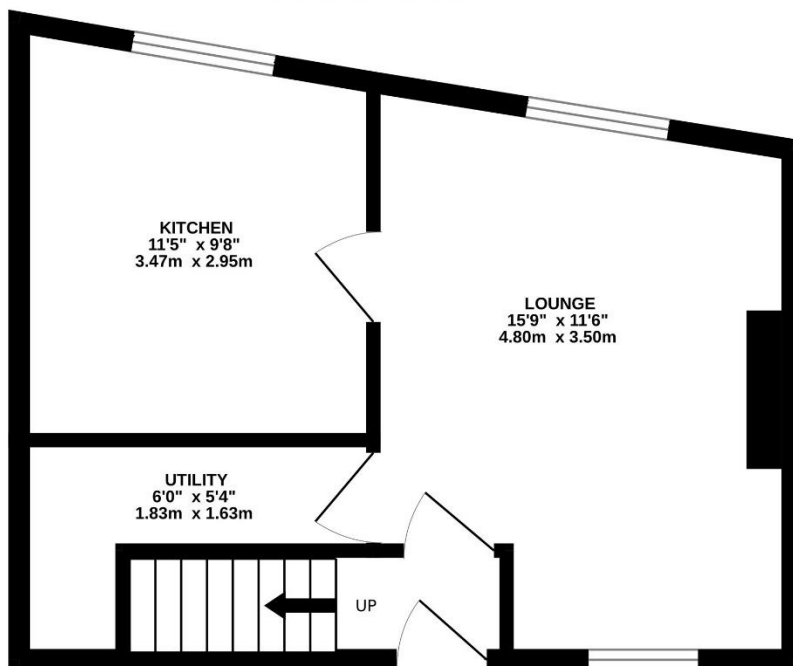
Simon Blyth

ESTATE AGENTS

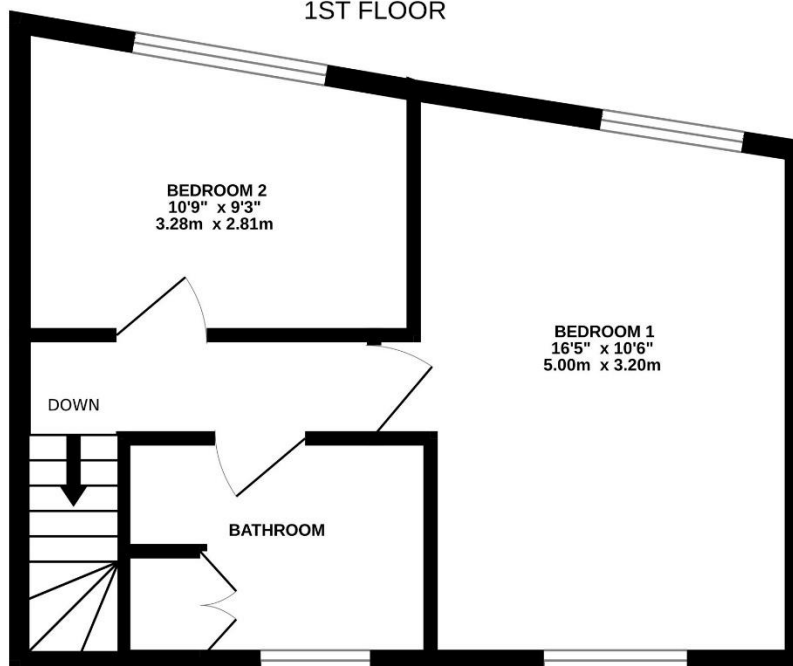


TEAL COTTAGE, WOODHEAD ROAD, HOLMBRIDGE, HD9 2NW

GROUND FLOOR



1ST FLOOR



WOODHEAD 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.
Made with Metropix ©2024



PROPERTY DESCRIPTION

A STUNNING, PERIOD COTTAGE BRIMMING WITH BOTH CHARM AND CHARACTER FEATURES, SITUATED IN THE POPULAR VILLAGE OF HOLMBRIDGE. TEAL COTTAGE ENJOYS PLEASANT OPEN ASPECT VIEWS ACROSS THE VALLEY TO THE REAR, A SHORT WALK FROM AMENITIES AND OPEN COUNTRYSIDE AND CONVENIENTLY POSITIONED FOR ACCESS TO THE NEIGHBOURING VILLAGE OF HOLMFIRTH. THE PROPERTY HAS SYMPATHETICALLY IMPROVED BY THE CURRENT VENDOR AND IS OFFERED WITH NO ONWARD CHAIN.

The accommodation briefly comprises of entrance, open-plan living/dining room and kitchen to the ground floor. There is an enclosed staircase that leads to the lower ground floor utility room. To the first floor there are two bedrooms and the house bathroom. Externally there are no formal gardens, the current vendor utilises the rear as a seating area and to the rear is access to a useful under-drawing.

Offers Around £230,000

ENTRANCE

Enter the property through a fabulous timber and glazed front door with obscure glazed and stained-glass inserts with lead detailing into the entrance hall. The entrance hall features attractive tiled flooring, a ceiling light point, recess spotlights to the ceilings and a radiator. A multipaneled cottage style door provides access to the open plan living dining room. There is a bespoke wall cabinet for additional storage and a kite winding stone staircase which is carpeted, rises to the first floor with oak banister.



OPEN PLAN LIVING DINING ROOM

Measurements – 15'9" x 11'6"

As the photography suggests, the open plan living dining room enjoys a great deal of natural light which cascades through the dual aspect double glazed hardwood windows to both the front and rear elevations. The bank of windows to the rear elevation features a stone mullion and provide pleasant open aspect views across the valley. There are timber beams exposed to the ceiling and the focal point of the room is the inglenook stone fireplace with a log burning stove which is set upon a raised stone hearth. There is attractive high-quality flooring and multi-panel doors provide access to both the breakfast kitchen room and to the utility. There are two wall light points and a radiator.







BREAKFAST KITCHEN ROOM

Measurements – 11'5" x 9'8"

The breakfast kitchen room features a bank of fitted base units with Shaker style cupboard fronts and with complementary oak work surfaces over which incorporates a ceramic Belfast sink unit with mixer tap over. There is floor to ceiling original storage cupboards with drawer units beneath and there is a recessed style cove with space for a five-ring range cooker which features brick effect tiling to the splash areas. The breakfast kitchen has a double-glazed window to the rear elevation, again taking full advantage of the pleasant views across open fields and countryside. There is inset spotlighting into the ceiling, attractive tiled flooring, a radiator and a recessed shelving unit. The kitchen also benefits from an integrated dishwasher and space for a tall stand in fridge and freezer unit.





UTILITY

Measurements – 6'0" x 5'4"

The utility area is accessed off the oval plan living dining room with steps that lead to a Yorkshire stone flagged utility area. There are two wall light point, extractor fan, plumbing and provisions for an automatic washing machine and there is fitted shelving and a work surface and radiator.

FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance hall, you reach the first-floor landing which features multi panel timber doors providing access to two well-proportioned double bedrooms and the house bathroom. There is inset spotlighting to the ceiling and window heads above the doors providing natural light to the landing area.



BEDROOM ONE

Measurements – 16'5" x 10'6"

Bedroom one is an impressive light and airy double bedroom with a fabulous, vaulted ceiling with exposed timber beams on display. There is a central ceiling light point, dual aspect double glazed windows to the front and rear elevations and there is a beautiful partly exposed timber truss. Bedroom one can accommodate a king size bed with ample space for free standing furniture, there are two radiators and an elevated cupboard providing useful additional storage. The focal point of the room is the decorative cast iron fireplace.



BEDROOM TWO

Measurements – 10'9" x 9'3"

Bedroom two is a light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed stone mullioned windows to the rear elevation which takes full advantage of the elevated position of the property with panoramic views across open fields and countryside. There is a ceiling light point, radiator and a partly exposed timber beam to the ceiling.



HOUSE BATHROOM

The bathroom features a white three-piece suite which comprises of a freestanding double ended roll top bath with a floor mounted shower head mixer tap, a low level w.c. and a pedestal wash hand basin with Chrome mixer tap. There is attractive tiling with underfloor heating, high gloss brick effect tiling to the half levels and splash areas, a bank of double-glazed hardwood windows with obscure glass to the front elevation, wall light point and a ceiling light point. Additionally, the house bathroom features a partly exposed timber beam to the ceiling, an extractor fan, a Chrome column radiator with towel rail and there is a useful cupboard over the bulkhead for the stairs for storage.



EXTERNAL

Externally there are no formal gardens, the current vendor utilises the rear as a seating area and to the rear is access to a useful under-drawing.







ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees

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)

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