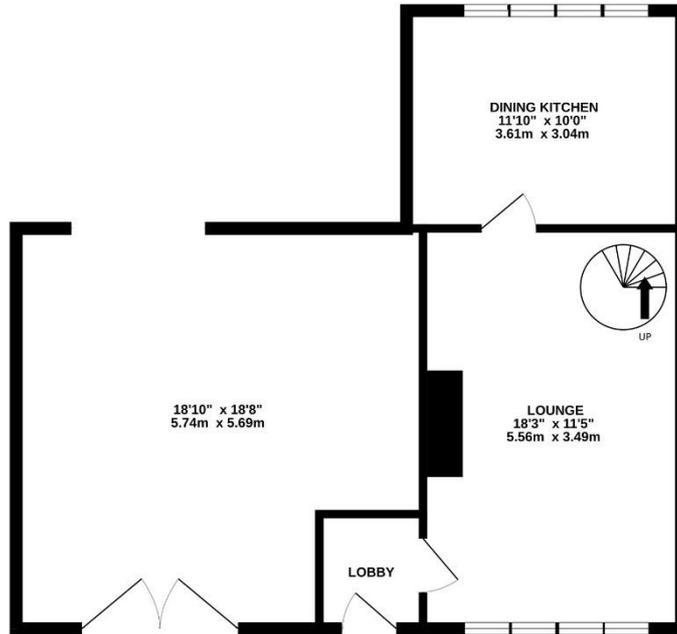


Simon Blyth
ESTATE AGENTS

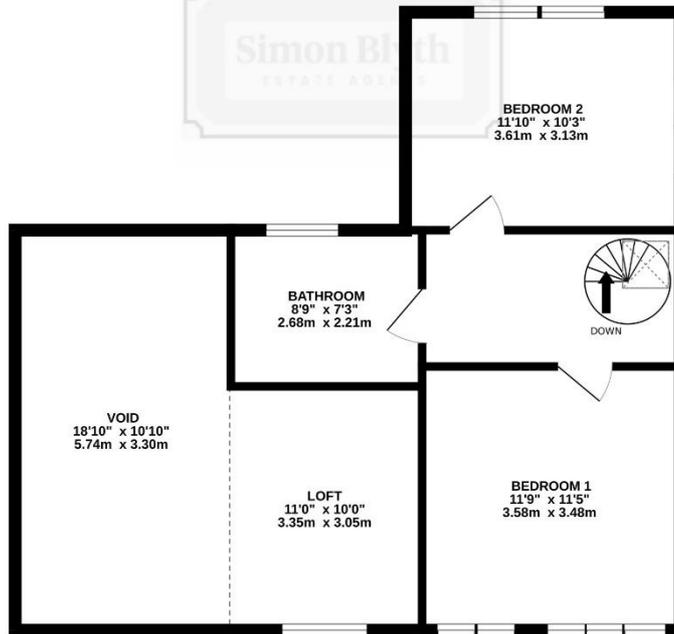


DAISY GREEN, LINTHWAITE, HUDDERSFIELD, HD7 5PJ

GROUND FLOOR



1ST FLOOR



DAISY GREEN

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

To be sold by the Modern Method of Auction - starting bid price £220,000 plus reservation fee - T&C's apply.

IN A REMARKABLE LOCATION OFF A COUNTRY LANE, THIS DELIGHTFUL GRADE II LISTED, TWO BEDROOMED COTTAGE HAS AN ADJOINING BARN THAT OFFERS A HUGE AMOUNT OF POTENTIAL. THE BARN IS CURRENTLY USED FOR WORKSHOP AND STORAGE SPACE WITH MULLION WINDOWS, BEAMED CEILINGS AND GOOD SIZE ROOMS THROUGHOUT THE HOME MUST BE VIEWED TO BE FULLY APPRECIATED. IT HAS A DELIGHTFUL, ENCLOSED GARDEN AREA IN FRONT OF THE COTTAGE ELEMENT. THE BARN HAS TWIN ARCHES, GIVING A HUGE AMOUNT OF POTENTIAL SUBJECT OF COURSE TO THE NECESSARY CONSENTS. THE OCCUPIES A DELIGHTFUL RURAL LOCATION WITH RURAL WALKS CLOSE AT HAND AND HAS A VERY PLEASANT GARDEN AREA TO THE FRONT ONLY. WITH GAS FIRE, CENTRAL HEATING AND PARTIAL DOUBLE GLAZING.

It briefly comprises; entrance lobby, lounge with parquet flooring beams and wood burning stove, dining kitchen, first floor landing, two double bedrooms, bathroom, ground floor barn space currently used as workshop barn, first floor level, some of which is used as storage and other potential beyond. Viewing by appointment only.

Starting bid: £220,000

GROUND FLOOR

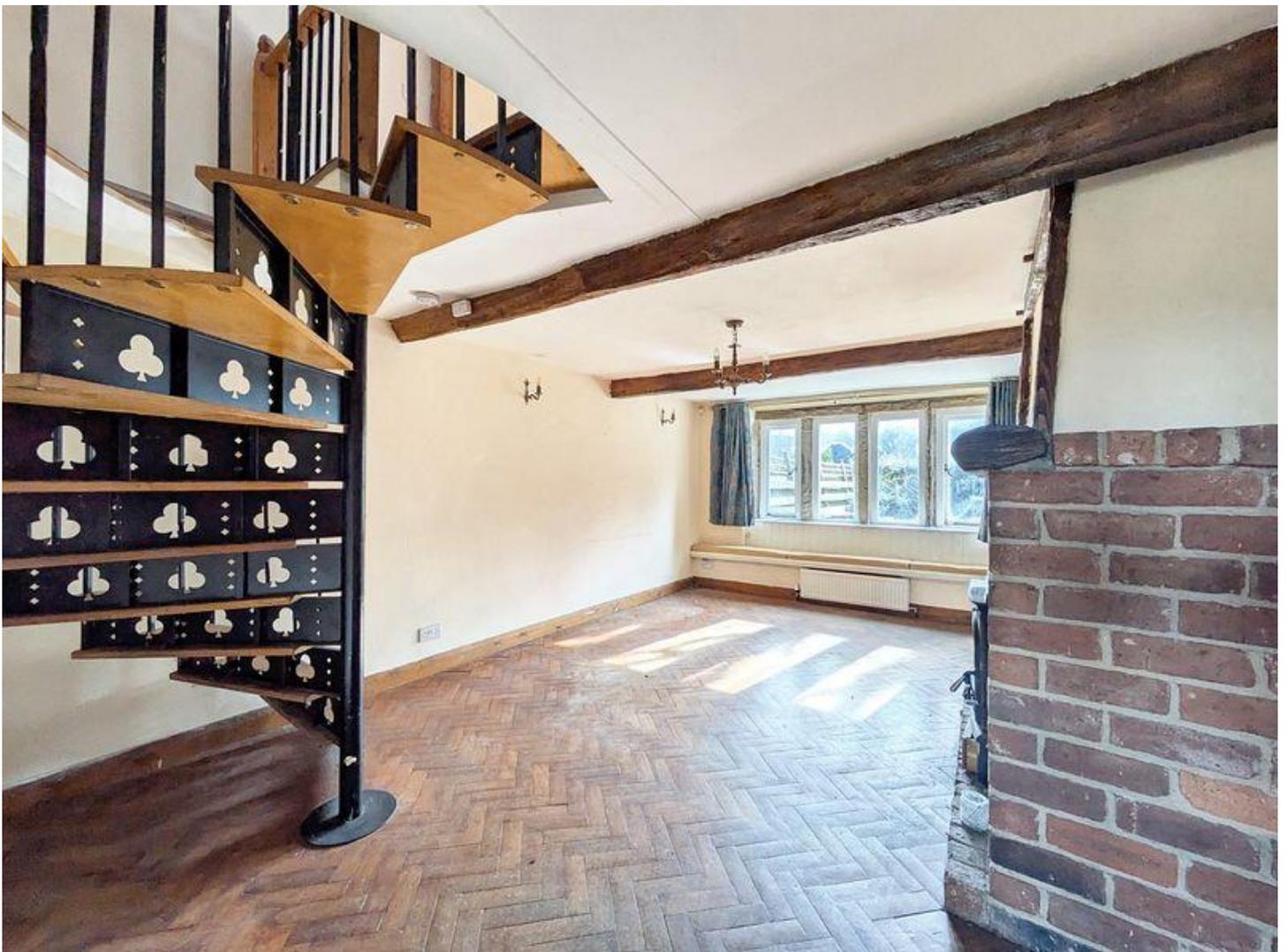
ENTRANCE

Attractive timber door with inset glazed panel gives access to the entrance lobby. This has a tiled floor and beam on display. A doorway gives access to the lounge.

LOUNGE

Measurements – 18'3" x 11'5"

A delightful room with parquet flooring, beams on display, and beautiful antique brick fireplace with raised hearth, all being home for a multi fuel burning cast iron stove. There is a beautiful bank of mullion windows giving a pleasant view out over the property's enclosed front garden and rural scene beyond, beneath the window is a window seat. There is a central chandelier point, and a timber glazed door leads through to the dining kitchen.





DINING KITCHEN

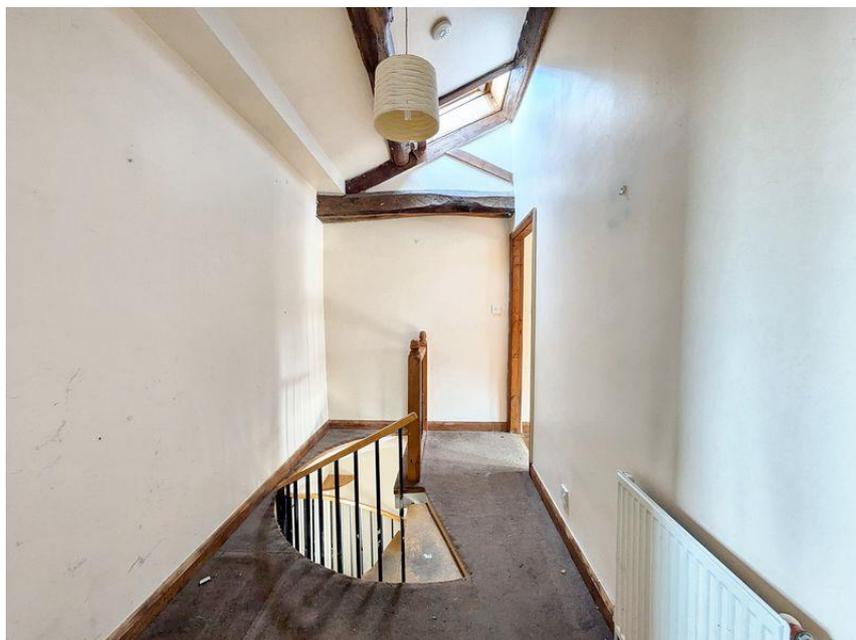
Measurements – 11'10" x 10'0"

This has a quarry tile floor, a range of units at both the high and low level, working surface plumbing for an automatic washing machine, gas cooker with extractor fan above, inset one-and-a-half- bowl sink unit and mixer tap. Once again, a bank of mullion windows with fabulous long-distance views out over neighbouring farmland down the Valley scene beyond. There are beams to the ceiling and inset spotlighting.

From the corner of the lounge, a stylish spiral staircase rises to the first-floor landing (see floor layout plan) from here a doorway leads through to bedroom one.



FIRST FLOOR LANDING



BEDROOM ONE

Measurements – 11'9" x 11'5"

Positioned to the front with the bank of mullion windows once again enjoying a pleasant view, with beams on display and Velux window.



BEDROOM TWO

Measurements – 11'10" x 10'3"

Positioned to the rear, once again a good size with a bank of mullion windows to the rear and further windows to the side.



HOUSE BATHROOM

Measurements – 8'9" x 7'3"

Fitted with a four-piece suite in white that comprises of corner shower, corner bath, low level w.c, pedestal wash hand basin, mullioned window with long distance view, high angled and beamed ceiling.



THE BARN

Adjoining the property is the former barn. This is where the bathroom projects into at the first-floor level and as the floor layout plan suggests, the barn offers a huge amount of scope for hobby space or additional accommodation, subject of course, to the necessary consent.

It is beautifully adorned with twin arch barn door / openings giving delightful through light. The barn doors are in place to the front, but not in place to the rear. The space is currently used as workshop with small workshops. To one corner there is a loft above which is the same level as the bathroom and there is a further loft above at a much higher level. This space offers a great amount of potential.

EXTERNAL

To the front of the home, the property has an enclosed garden contained by a combination of attractive period style wrought iron railings and stone walling, a stone path leads from the timber gate to the entrance door. To the other side of this wall, an area is to be found to the front of the barn.







PLEASE NOTE

This area is also in the property's ownership. However, it does provide a right of way over for the neighbouring farm. There is no land to the rear of the home.

The property has a right of way along the lane which leads down to Upperclough Road.

The property is Grade 2 listed. It has some double glazing, has gas fired central heating, the boiler being wall mounted within the dining kitchen.

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

ADDITIONAL INFORMATION

EPC rating – B

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – G

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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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

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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.

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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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