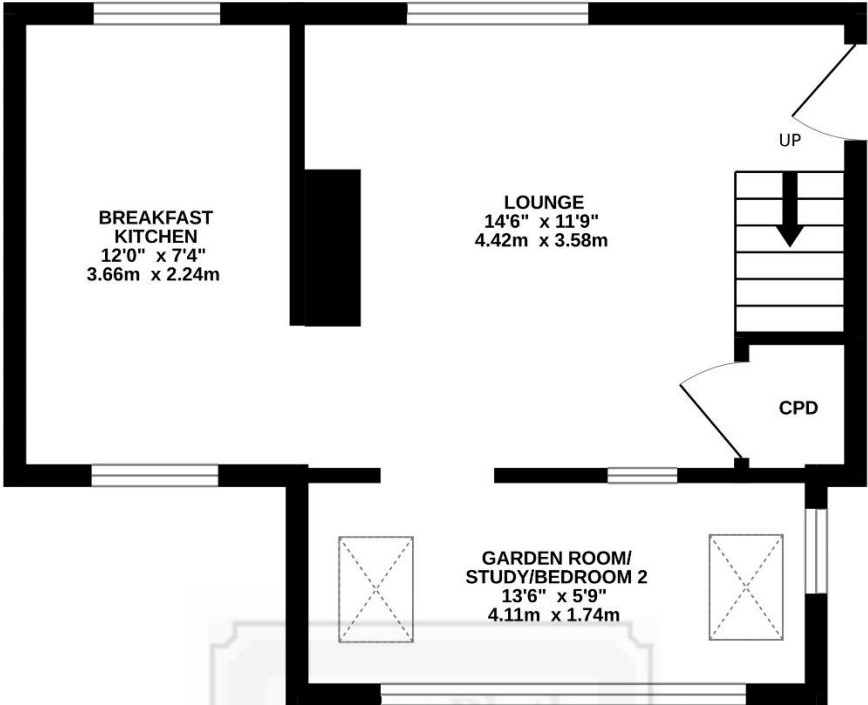




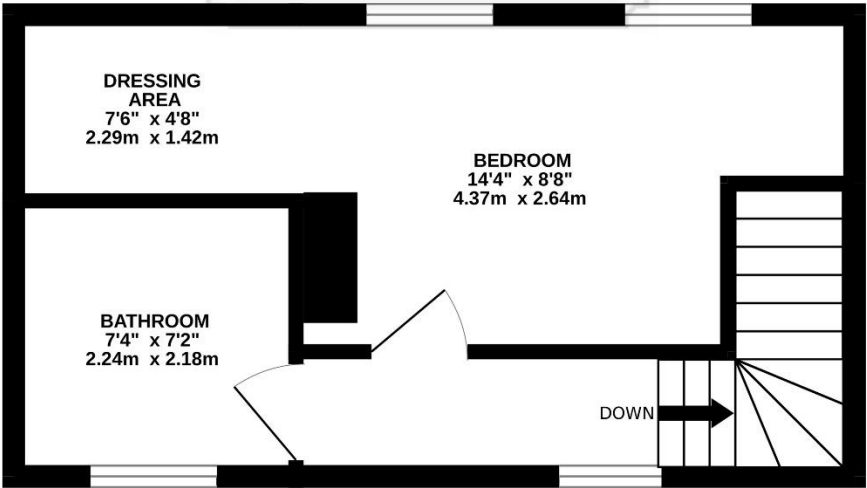
**NETHERDALE COURT, UPPER DENBY, HUDDERSFIELD**



GROUND FLOOR



1ST FLOOR



NETHERDALE COURT

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

A BEAUTIFULLY POSITIONED AND EXTREMELY CHARMING COTTAGE, WHICH WITH TWO PARKING SPACES FORMS PART OF THIS BEAUTIFUL, MATURE DEVELOPMENT ADJOINING FABULOUS RURAL COUNTRYSIDE AND LOCATED BETWEEN THE VILLAGES OF DENBY DALE AND CAWTHORNE, WITH A WONDERFUL GARDEN AND AN ACCOMMODATION THAT IS BOTH CHARMING AND FLEXIBLE.

The home briefly comprises; Lounge with antique brick fireplace and beams, garden room / study / bedroom two area, a delightful room with glazed windows overlooking the gardens and super view beyond, breakfast kitchen, principal bedroom, dressing area and house bathroom / shower room.

A home that truly needs to be fully viewed to be understood and appreciated.

**Offers around £260,000**



## NETHERDALE COURT, UPPER DENBY, HUDDERSFIELD

### ENTRANCE

Attractive cottage stable style door with the upper portion being glazed and opening gives access through to the property's beautiful accommodation with fabulous flooring.

### LOUNGE

*Measurements –*

With fabulous flooring, its delightful room as the photograph suggests, is of a good size and has a beautiful beam ceiling, a centrally located broad antique brick chimney breast which is home for a gas log burning effect fire sat upon a raised stone hearth. The room has a good-sized window giving an outlook to the front and also has a useful under stairs storage cupboard.





## GARDEN ROOM / STUDY / BEDROOM TWO

*Measurements –*

A broad opening leads through to a most flexible and useful space, this being the garden room / study / bedroom two area. This is currently used as a garden room. It has a bed settee within it and is often used as bedroom two and also has been used as a home office in the past. It has fabulous windows that give a huge amount of natural light and lovely views out of the property's rear gardens with delightful stone wall boundary and beautiful views out over the adjoining rural countryside. The room also has two Velux windows and the continuation of the beautiful timber boarded flooring.

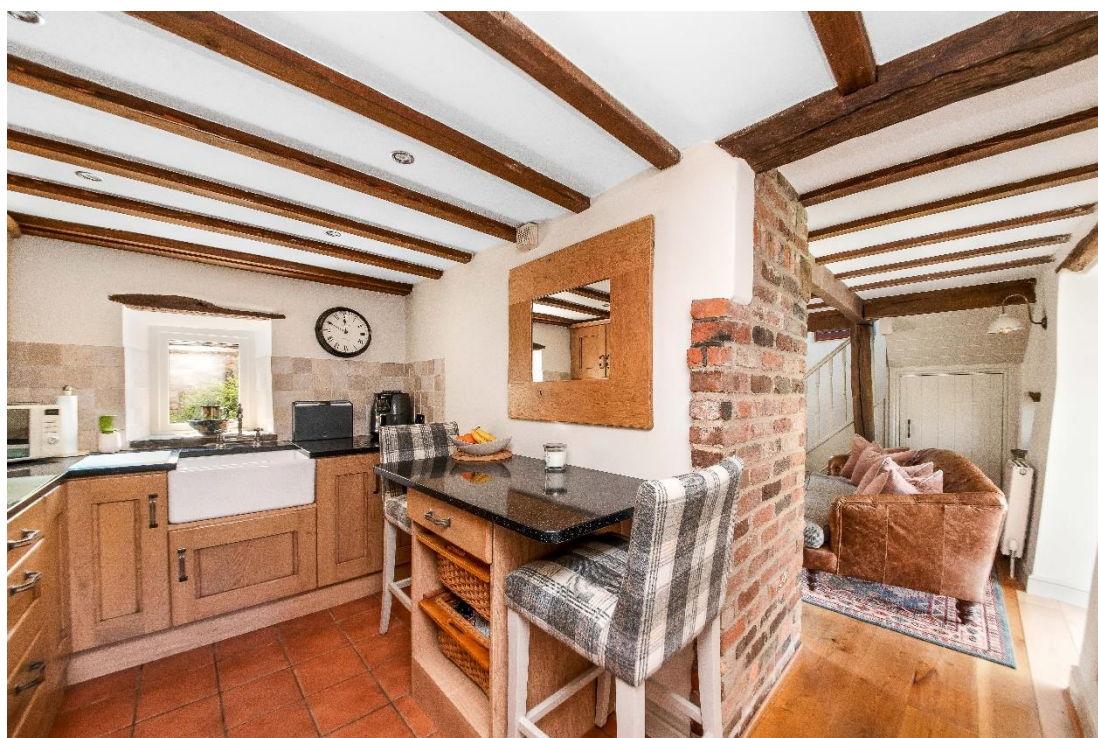




## BREAKFAST KITCHEN

### *Measurements –*

Once again, an attractive room with windows for both the front and rear, inset spotlighting to the ceiling, beams, ceramic tile floor, a wealth of units at both the high and low level with attractive working surfaces with tile splashback, integrated appliances, including stainless steel and glaze fronted oven, induction four ring hob with extractor fanning pull out canopy. There is a Belfast style sink with mixer tap above, concealed plumbing for an automatic washer / dryer (included) and integrated fridge and freezer.





## FIRST FLOOR

*Measurements –*

Staircase turns and rises up to the beautiful first floor landing, with the window having a stunning long distance rural view. There are wonderful beams and timbers on display, two Chandelier points and a door leads through to the bedroom one.

## BEDROOM ONE

*Measurements –*

With a wonderful, beamed ceiling, this high beam ceiling has two ceiling light points and there are two good sized windows. The room also has the benefit of the upper portion of the chimney breast with the with stonework being exposed all the way up to the ceiling height. There is a dressing area which is well appointed and has a cupboard which is home for the gas fired central heating boiler.



## BATHROOM

Being of a good size, the bathroom / shower room has a three-piece suite includes a very large shower with Chrome fittings, very stylish vanity unit with wall mounted taps above and cupboard beneath and illuminated mirror, shaver socket and wall mounted WC of a stylish nature with a fabulous view out over the fields. The bathroom has a ceramic tile floor, ceramic tile walling inset spotlight to the ceiling, extractor fan and Chrome central heating radiator / heated towel rail.





## OUTSIDE

Pip Cottage forms part of Netherdale court, a development that is, that is beautifully matured. The conversion was done by a builder of high repute some years ago and the car parking area is particularly spacious and provides a good amount of parking space. Pip Cottage has two privately owned spaces, spaces, numbers five and six. Broad stone flagged pathway leads up to the property where a gate gives access through to the properties gardens. The gardens, as the photograph suggests, are extremely well tended and wrap around the property to three sides. Immediately to the front there is a pebbled area with maturing shrubs and trees with attractive stone boundaries and the stone flagged pathway to the side. There is a stone flagged terrace which continues around to the rear of the home, upper shrubbed garden area with seating area slightly elevated enjoying the views, raised lawn and further sitting out area before the properties attractive summer house. This summer house has twin glazed doors and window to the front. The garden continues around to a storage area.









### **ADDITIONAL INFORMATION**

It should be noted that the property has external lighting, gas fired, central heating, double glazing and an alarm system. Carpets, curtains, and certain extras may be available by separate negotiation.

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees

### **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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### **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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