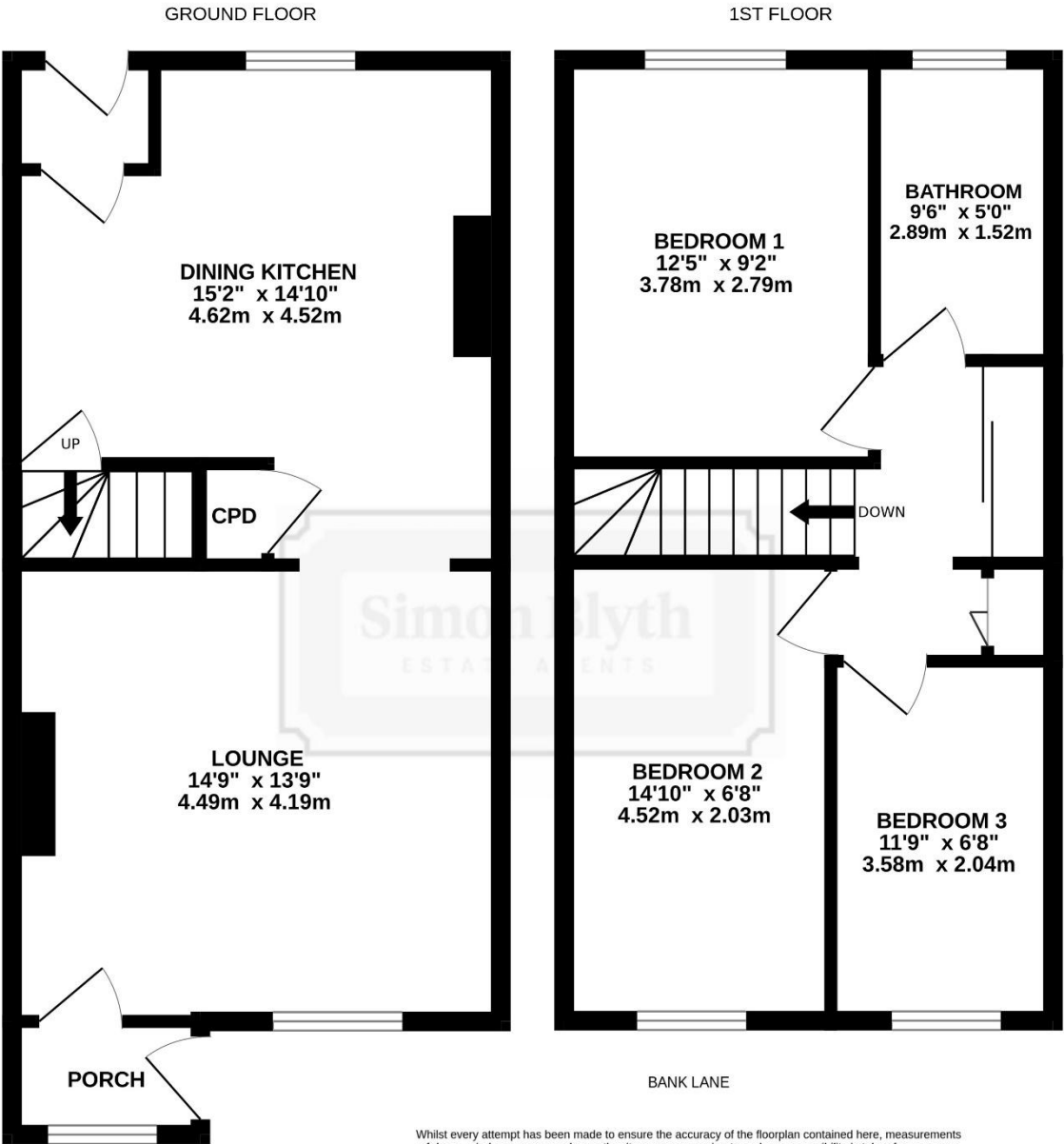


Simon Blyth
ESTATE AGENTS



BANK LANE, UPPER DENBY, HUDDERSFIELD, HD8 8UR



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PROPERTY DESCRIPTION

IN A LOVELY VILLAGE LOCATION, THIS BEAUTIFUL PERIOD COTTAGE HAS MUCH TO OFFER. WITH LOVELY VIEWS OUT OVER THE FIELDS TO THE REAR, DELIGHTFUL ENCLOSED LOW MAINTENANCE GARDENS, LARGE, GRAVELLED DRIVEWAY/GARDEN TO THE FRONT, AND A SUPERB ACCOMMODATION. THIS INCLUDES FABULOUS LOUNGE, SUPERBLY APPOINTED DINING KITCHEN, THREE BEDROOMS, HOUSE BATHROOM, BEAUTIFUL RURAL WALKS SURROUNDING THIS DELIGHTFUL COUNTRY VILLAGE WITH ITS LOCAL PUB, SCHOOL AND CHURCH AND GREAT COMMUTABILITY TO THE MAJOR CITIES AND MOTORWAY NETWORK.

Offers Around £295,000

DINING KITCHEN

Measurements – 15'2" x 14'10"

Attractive cottage style door with inset glazing gives access through to the fabulous dining kitchen. This is the photographs and floor layout plan suggest is of a particularly good size. It has inset spotlight to the ceilings, beams to the ceiling, fabulous flooring, and the broad bank of windows, giving a lovely view out of the property's driveway/garden area to the front. The room has a wall of exposed stone, a full complement of units, incorporating a large amount of cupboards and drawers. There is an inset Franke stainless steel sink unit with a Grohe mixer tap above, integrated Kenwood dishwasher and range master oven. This is set upon a stone plinth has, the usual warming ovens and five gas ring hob with tiled splash back and extractor fan above, all within a beautiful stone surround. There is under unit lighting, larder style cupboards, soft close drawers, fridge freezer space and useful under stairs storage cupboard. Broad opening leads through to the lounge.





LOUNGE

Measurements – 14'9" x 13'9"

A wonderful room with a super view out over the property's rear gardens and neighbouring fields, facing in a south-westerly aspect up towards the cricket ground. This lovely view complements the cottage superbly. There is a good ceiling height, broad chimney breast with raised stone flagged hearth, all being home for a solid fuel burning cast iron stove with twin glazed doors. There are two wall light points and a doorway in timber and glazing gives access through to a rear entrance porch. This gives direct access out to the rear gardens, details of which are to follow. Staircase rises up to the first-floor landing.





FIRST FLOOR LANDING

The first-floor landing has good sized storage cupboards and loft access point. There is also a further bank of in-built storage cupboards.

BEDROOM ONE

Measurements – 12'5" x 9'2"

Bedroom one is a pleasant double room positioned to the front with wonderful beam on display, twin windows giving a pleasant outlook and central ceiling light point.



BEDROOM TWO

Measurements – 14'10" x 6'8"

Currently used as a home office/study. This has an inspirational view out over the fields, courtesy of a good size window and central ceiling light point.



BEDROOM THREE

Measurements – 11'9" x 6'8"

Once again, a good-sized room with a lovely view out over the property's rear garden and pleasant view beyond.



HOUSE BATHROOM

Measurements – 9'6" x 5'0"

The house bathroom has recently been fitted out to a high standard, including low-level WC, vanity unit with wash hand basin and mixer tap, panelled bath with fold-away shower screen and high-quality chrome fittings above. There is a good sized obscure glazed window, ceramic tiling to the full ceiling height, attractive flooring, storage cupboards and combination central heating radiator/heated towel rail. Above the wash hand basin is an illuminated mirror.



OUTSIDE

Outside, to the front, the property has a very large garden/driveway area. This has been fully pebbled to create parking for at least two vehicles. This could be reduced to create a front garden if so desired. There is a delightful stone flagged pathway leading to the front entrance door and Yorkshire stone walling to either side.



REAR GARDEN

To the rear, the garden has been extensively landscaped over the years and has a stone flagged terrace immediately to the rear of the home. There is attractive stone walling, steps up to a full width decked area, giving a tremendous outlook out over the neighbouring field with the cricket ground in the distance. The rear garden enjoys a huge amount of afternoon and evening sunshine and is a fabulous benefit to this large, three bedroomed cottage.



ADDITIONAL INFORMATION

It should be noted the property has gas fine central heating and double glazing. Carpets, curtains and certain other extras may be available by separate negotiation.

EPC rating – TBC

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – C

ADDITIONAL INFORMATION

Please note that there is a pedestrian right of access for the subject property through neighbouring gardens for maintenance and upkeep.

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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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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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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