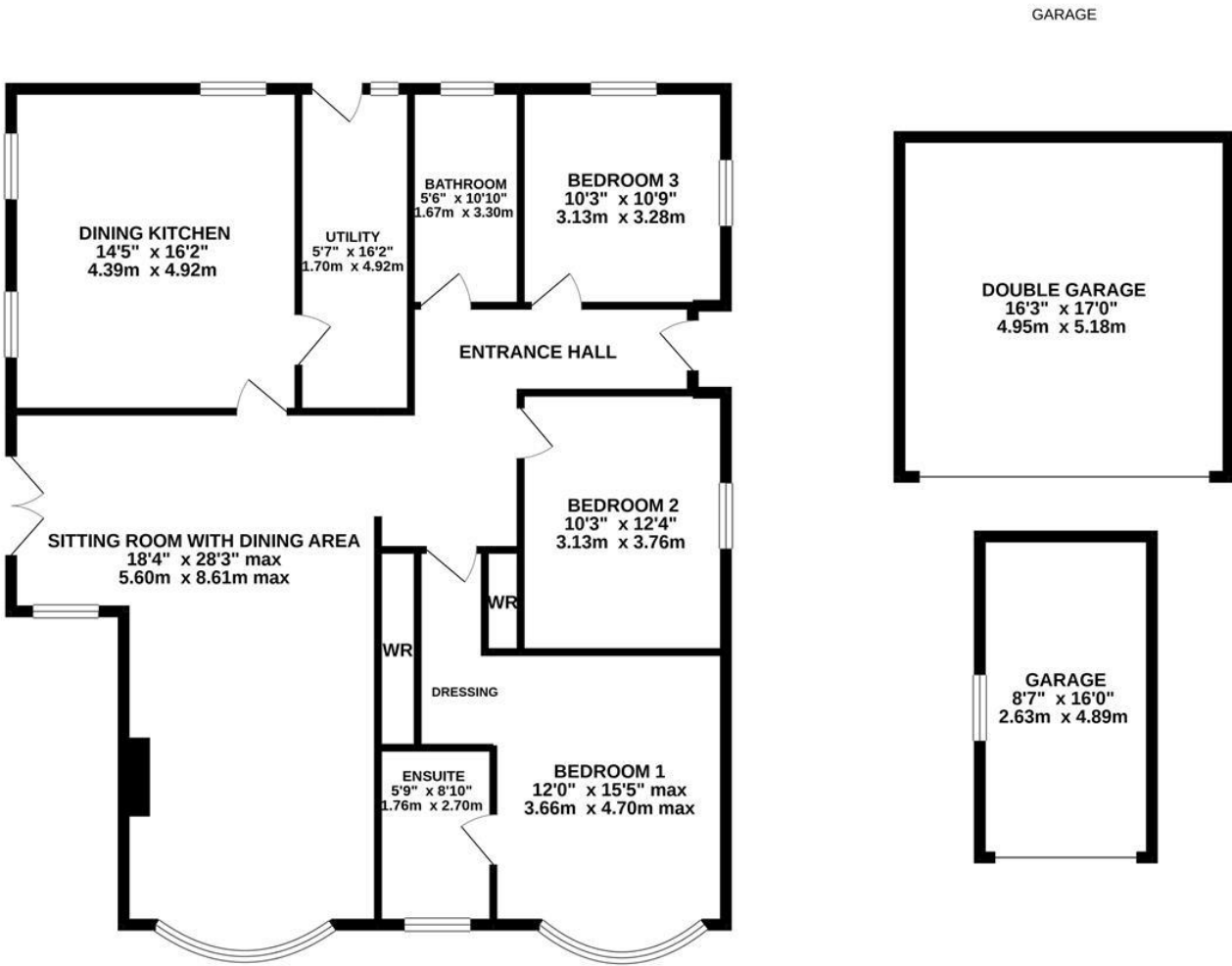


Simon Blyth

ESTATE AGENTS



**DOE COTTAGE, ARKENLEY LANE, ALMONDBURY, HD8 0LH –
BEST AND FINAL OFFERS OVER £600,000**



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

IN THIS STUNNING LOCATION, A BEAUTIFUL EXTENDED TRUE BUNGALOW WITH THREE GOOD SIZED BEDROOMS, LARGE DINING KITCHEN AND SPECTACULAR LOUNGE WITH FORMAL DINING AREA OVERLOOKING THE BEAUTIFUL GARDENS AND RURAL VALLEY SCENE BEYOND. WITHIN THE WOODSOME VALLEY AND APPROACHED OVER A VERY LONG DRIVEWAY, DOE COTTAGE HAS BOTH A DOUBLE AND A SINGLE GARAGE AND SITS EXTREMELY WELL WITHIN IT'S GARDENS AND GROUNDS WHICH AFFORDS IT WITH A HUGE AMOUNT OF PRIVACY AND BEAUTY. WITH THE PRINCIPAL ROOMS ENJOYING BOTH SOUTHERLY AND WESTERLY VIEWS AND WITH A HIGH SPECIFICATION THROUGHOUT IT BRIEFLY COMPRISES:

Impressive Entrance hall, Sitting room with dining area with both bay window to the south and patio doors to the west, period fireplace, large Dining Kitchen (14'5 x 15'2), impressive Utility Room/Rear Hallway, Bedroom One with Ensuite and Dressing Room, Bedroom Two, a pleasant double room with in-built furniture and Bedroom Three once again a good size double room with in-built furniture. High specification Bathroom, storage loft and beautiful mature gardens set in this highly desirable Green Belt location well away from the madding crowds yet within easy reach of Almondbury village centre with its range of independent shops and businesses.

This property is for sale by the best and final offers method. All bids to be submitted to the selling agent's Holmfirth office no later than 12 noon on Friday 11th June 2021.

ENTRANCE

With stone flagged floor and upvc entrance door being half glazed and with matching glazed overhead, this gives access through to the large, beautifully decorated entrance hallway.

A large 'L' shaped hall, attractively decorated and having original panelled doors leading off. Views through entry door over adjacent fields and having retractable ladder to access the loft.

SITTING ROOM WITH DINING AREA

This as the photographs and floor layout plan suggests is a fabulous room. It has a bay window overlooking the property's front gardens and twin French windows giving a delightful outlook and direct access out to the side gardens. There is a further window, coving to the ceiling and a beautiful period style fireplace with a raised hearth, carved timber surround and the Victorian style cast iron grate with gas coal burning effect fire and decorative tiled side panels depicting the rural scene.



DINING KITCHEN

Doorway leads through to the Dining Kitchen. This being fully fitted with base units and wall cupboards, larder cupboard, extensive black granite worksurfaces and breakfast bar. There is a twin bowl inset stainless steel sink unit with waste disposal unit, integrated fridge, wine cooler, mosaic tiled splashbacks, natural slate tiled floor and windows to the side and rear giving views over the gardens.



UTILITY ROOM

Having natural slate tiled floor, this good-sized room has a upvc rear access door and side window. There are base units, wall cupboards which provide good storage space, worktops and stainless steel sink unit. Featuring quality wall tiling, plumbing for an automatic washing machine, dryer machine space, space for an American style fridge/freezer and Viessmann gas central heating boiler (installed November 2019).



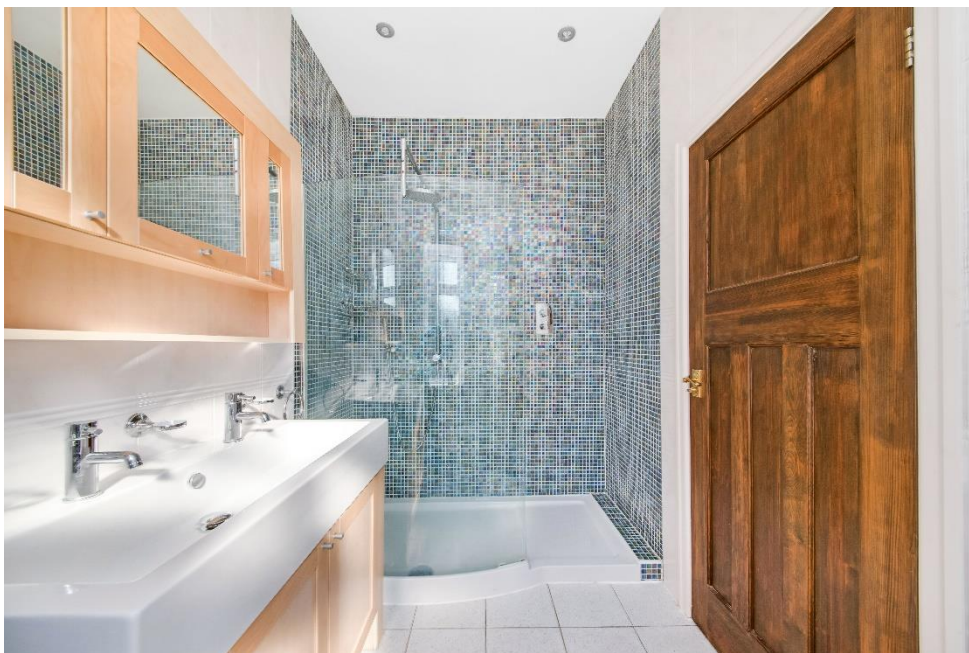
BEDROOM ONE

A delightful bedroom with wide bay window affording views of the front garden and Woodsome Valley. Bedroom One also features a dressing area which is comprehensively equipped with a range of fitted furniture including robes, high level cupboards, drawer pack and illuminated vanity unit.



ENSUITE SHOWER ROOM

Superbly appointed with low level WC, particularly broad twin tapped wash hand basin with storage cupboards beneath and mirrored cabinet over, fixed glazed screen shower with superb tiling and high specification chrome fittings. There is a chrome central heating radiator/heated towel rail, ceramic tile flooring, tiling to the full ceiling height, inset spotlighting and extractor fan. The en-suite has an obscure glazed window.



BEDROOM TWO

A double room to the side with views over adjacent fields, having a range of full height wardrobes, built-in bedside cabinets and adjoining drawers.



BEDROOM THREE

To the rear and side, with a range of full height fitted wardrobes, glazed library style cabinet, extensive drawers and corner desk unit.



HOUSE BATHROOM

With white suite comprising a jacuzzi bath, broad wash hand basin, low level w.c, chrome heated towel rail/radiator, fully tiled walls and obscure glazed rear facing window.



OUTSIDE

Outstanding gardens extending to approximately 0.5 acre. Twin stone pillars form the entrance from Arkenley Lane and in turn a long tarmacadam drive leads up to the bungalow.





DETACHED DOUBLE GARAGE

With wide up and over door and having light and power together with a cold tap.

SINGLE GARAGE

Located close to the drive entrance, with a stone slate roof. There is a wooden entrance door and windows to two sides.



GARDENS

The gardens need to be viewed to appreciate their full extent. Well stocked with mature trees and shrubs. There are stone boundary walls to two sides, the trees and bushes provide just the right amount of privacy and the bungalow adjoins fields to both sides.

The front elevation faces approximately south and enjoys a sunny aspect. To the left side of the garden there is a large paved patio terrace which can be approached from within the bungalow via the French windows.

To the lower garden area can be found two graduated ponds, the larger discharging into the smaller. The ponds are naturally fed from a spring.







WORKSHOP

With lighting and power.



SUMMER HOUSE

Located to the rear corner of the garden. This is of timber construction with front covered terrace. Looking down towards the garden, this is an ideal facility to relax in or alternatively a potential idyllic home office. Light, power and water are connected.



ADDITIONAL INFORMATION:

The bungalow has external lighting, security system, is built of natural stone beneath a Rosemary clay tiled roof (fitted approximately 15 years ago). The property has upvc double glazing and a full gas central heating, provided by a Combi boiler.

VIEWING:

For an appointment to view, please contact the Holmfirth Office on 01484 689689.

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

MAILING LIST

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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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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Sunday - 11:00 to 16:00



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