

1 Scar Fold Huddersfield Road,  
Holmfirth HD9 2JN

OFFERS AROUND  
£185,000



IDEALLY LOCATED IN POPULAR HOLMFIRTH, THIS QUIRKY AND BEAUTIFULLY PRESENTED COTTAGE BOASTS CHARACTER THROUGHOUT, SPACIOUS LIVING ACCOMMODATION, INTEGRAL GARAGE FOR STORAGE PURPOSES ONLY AND PLEASANT VIEWS OVER THE RIVER HOLME.

TENURE LEASEHOLD - PEPPERCORN RENT (NO VALUE GIVEN) FROM 19TH MAY 2006 FOR 999 YEARS/ COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY  
PROPERTIES

## LIVING DINING KITCHEN 21'3" x 13'1"

You enter the property through a composite door into this charming and open plan living dining kitchen which is fitted with a range of grey wall and base units, complimentary work surfaces, tile splash backs and a stainless steel sink and drainer with mixer tap over. There is an integrated electric oven and four ring electric hob with extractor above, dishwasher and fridge. A breakfast bar with under counter storage provides a great space for informal dining. The living area has exposed beams and spotlighting to the ceiling and a lovely deep window seat provides pleasant views over the front of the property and to the River Holme. There is space for freestanding living room and dining furniture with timber flooring flowing underfoot. A fantastic open staircase with timber balustrades ascend to the first floor landing.





### **FIRST FLOOR LANDING**

An open staircase ascends from the living dining kitchen to the first floor landing and doors open to the bedroom and utility room.

### **BEDROOM 13'3" x 12'4" max**

This beautifully presented and generous size double bedroom has beams to the ceiling and ample space for freestanding bedroom furniture. Two large windows allow natural light to flood the space and overlook the River Holme and to Holmfirth centre. There is a useful storage cupboard and a door leads through to the landing



### **UTILITY ROOM 8'0" x 5'4" max**

Accessed from the first floor landing is this handy utility room which is neutrally decorated, has plumbing for a washing machine, space for storage and for a freestanding fridge freezer if required. There are beams and spotlights to the ceiling and tile flooring underfoot. A door leads through to the bathroom.



### **BATHROOM 8'0" x 5'4" max**

This stylish bathroom is fitted with a three piece white suite, including a bath with shower over, a large wall hung hand wash basin with mixer tap and low level W.C. The room is fully tiled, has a mirror with spotlighting and complimentary tile flooring underfoot. A door opens to the utility room.



**GARAGE 12'3" x 12'3" max**

This integral garage has an electric door, power, light and is ideal for extra storage.

**\*\*Please note\*\*** The garage is not suitable for a vehicle.

**EXTERNAL**

To the front of the property is a gravelled patio area which has space to sit out and enjoy the pleasant views over the River Holme.

There is shared access for neighbouring properties.





## **\*MATERIAL INFORMATION**

TENURE: Leasehold

ADDITIONAL PROPERTY COSTS: Peppercorn Rent

COUNCIL AND COUNCIL TAX BAND TAX: A, Kirklees

PROPERTY CONSTRUCTION: Stone

PARKING: Garage for storage, no on-street parking

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Gas

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

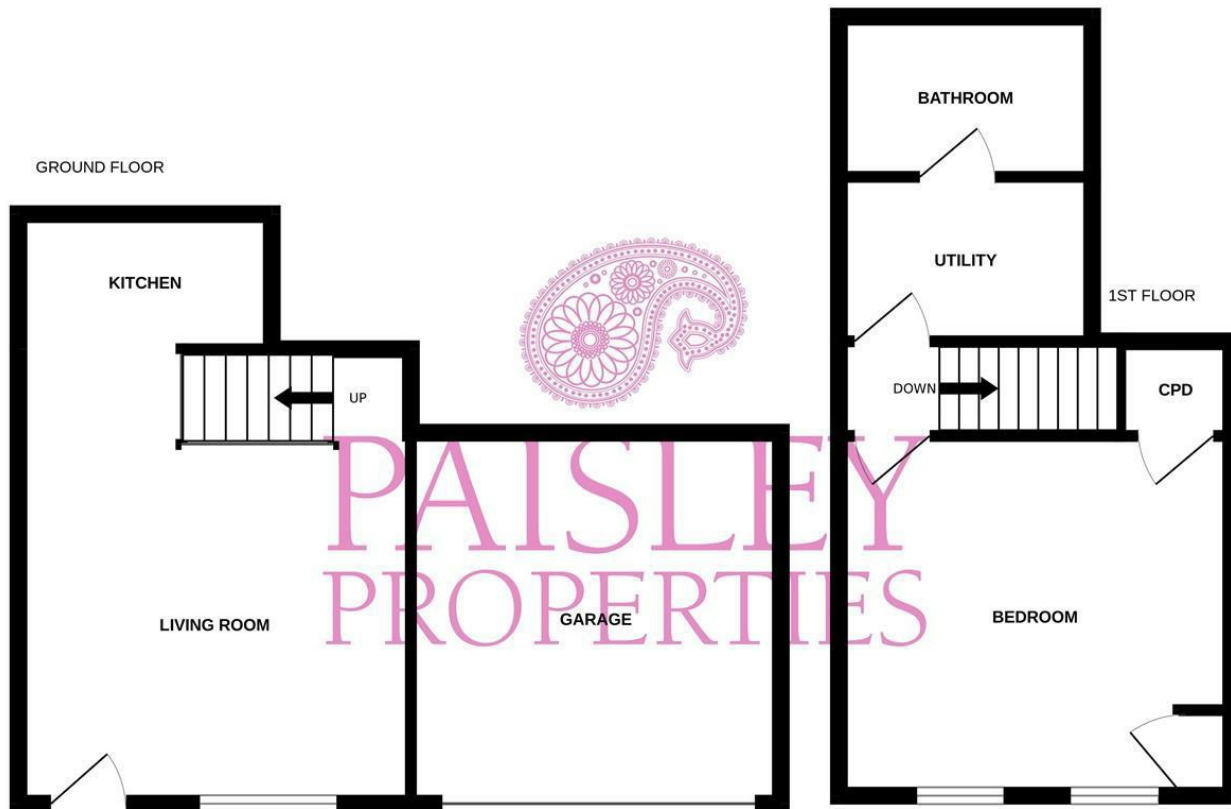
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

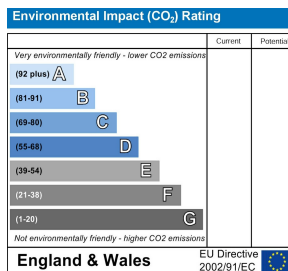
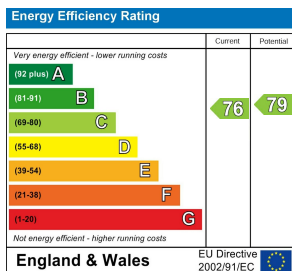
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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