



Byre Cottage 2 Timberwood, Kirkburton, Huddersfield, HD8 0PB  
£530,000

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Unique, 4 bedroom, stone built, semi-detached property, with individual personality, is situated in this picturesque hamlet of Timberwood. Located within the highly desirable village of Thunderbridge this property lies within the western fringe of the Thunderbridge conservation area and enjoys stunning south facing views from various seating areas within the gardens.

Forming an ideal purchase for the discerning buyer looking to enjoy country living, the property provides a blend of the old and new, mixing exposed stone work and timbers, with modern day conveniences throughout including a security alarm system.

Boasting en suite facilities to the master bedroom, the property has 2 further first floor bedrooms, with a versatile ground floor room which could be utilised as a fourth bedroom if required.

With a magnificent balcony from the dining kitchen, together with various other seating areas, courtyard garden to the rear and tiered side gardens. The property provides ample external areas from which to enjoy the south facing views. Conveniently placed within walking distance of the locally renowned Woodman Inn Restaurant, the property is also situated approximately 7 miles from Huddersfield town centre and nearby Stocksmoor railway station provides direct rail links to both Huddersfield and Sheffield.

Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.

Energy Rating: C









## GROUND FLOOR:

Enter the property through a timber and glazed external door into:-

### Entrance Hall

A light and bright entrance hall which has a hard wood, sealed unit double glazed window, feature exposed beams and timber, together with a central heating radiator. Access is gained to the ground floor accommodation and a staircase ascends to the first floor.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and pedestal wash basin. There is also a central heating radiator, part tiled walls and a quarry tiled floor.

### Lounge

17'3" x 13'10" (5.26m x 4.22m)

This spacious reception room has a feature rustic brick fireplace with inset log burning stove, stone hearth and heavy timber mantel above. There is sunken low voltage lighting, 2 central heating radiators, 3 wall light points, exposed ceiling beams and 3 hardwood, sealed unit double glazed windows, 2 of which have exposed stone reveals.



### Bedroom 4/Study

11'0" x 10'7" (3.35m x 3.23m)

This most versatile room is presently used as a study, however could be utilised as a separate dining room or additional bedroom if required. There are exposed ceiling beams, hardwood flooring, 3 wall light points, sunken LED lighting, full height and width hard wood, sealed unit double glazed windows.

### Dining Kitchen

20'8" x 12'1" (6.30m x 3.68m)

An impressive dining kitchen which is comprehensively fitted with a range of matching, modern wall and base units with granite working surfaces. There are a wealth of integrated appliances including a Neff 4 ring gas hob, adjacent Bosch hot plate and Bosch Vitroceramic grill, in-built Neff electric fan assisted oven and grill, overhead extractor fan and light, microwave, dishwasher, washer/dryer and space for an American style fridge freezer. There is also a central island with granite work top, 2 central heating radiators, terracotta tiled floor, sunken LED lighting, feature exposed ceiling beams, hardwood, sealed unit double glazed windows to the side and French doors which lead directly out on to the rear balcony. A further door provides access to the courtyard garden at the rear of the property.





## Balcony

With galvanised steel railings/balustrade and enjoying far reaching views.

## FIRST FLOOR:

### Landing

A spindle rail balustrade staircase with wall light points and exposed stone work gives access to the landing.

### Bedroom 2

12'2" x 10'2" (3.71m x 3.10m)

Fitted with 4 door wardrobes with hanging and shelving facilities. There is a central heating radiator, sealed unit double glazed window and additional Velux window.

### Master Bedroom

10'3" x 12'5" (3.12m x 3.78m )

This L-shaped bedroom is fitted with hardwood, sealed unit double glazed windows to both side and rear, with additional Velux window which provides a flood of natural light. There is also a central heating radiator, feature exposed stone work and an access door to the en suite shower room.

### En suite Shower Room

Being part tiled to the walls, the en suite is furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and corner shower cubicle which is fully tiled. There is a central heating radiator, hardwood flooring and a sealed unit, double glazed window.

### Bedroom 3

10'3" x 10'2" (3.12m x 3.10m)

Fitted with full width, hardwood, sealed unit double glazed windows and additional Velux above. There is exposed timber, hardwood flooring, central heating radiator and feature exposed stone work.

### Bathroom

Furnished with a 4 piece suite incorporating low flush WC,

pedestal wash basin, panelled bath and fully tiled shower cubicle. There are part tiled walls, Velux window, sunken low voltage lighting, sealed unit, double glazed window, a central heating radiator and heated towel rail.

### OUTSIDE:

To the front of the property there is a double width, Yorkshire stone flagged parking apron, with adjacent flagged seating area which has dry-stone boundary walling. To the rear there is an enclosed flagged seating area/terrace, which has mature borders of bushes, shrubs and dry-stone walling. An access gate leads to the side south-facing garden which comprises of a decked seating area, tiered rockeries, lawns, mature trees, shrubs, bushes and enjoys outstanding far reaching views.

### Garage

17'5" x 9'7" (5.31m x 2.92m)

A single garage which is located in the courtyard area. With an up and over door and a pitched roof which provides additional storage if required.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through the traffic lights at Aspley and at the traffic lights at Waterloo proceed onto the Penistone Road, passing the Morrison's supermarket on the left hand side. Continue passing the villages of Lepton and Highburton. After passing through Kirkburton take a right down Thunderbridge Lane. Continue past the Woodman Inn and just before the little bridge, turn right into Grange Lane, first right into Timberwood and the property can be found after a short distance on the right hand side.

Using the what3words app please enter:-  
stooping.crystal.approvals.

This will take you directly to the property.

### TENURE:

Freehold

### COUNCIL TAX BAND:

D

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

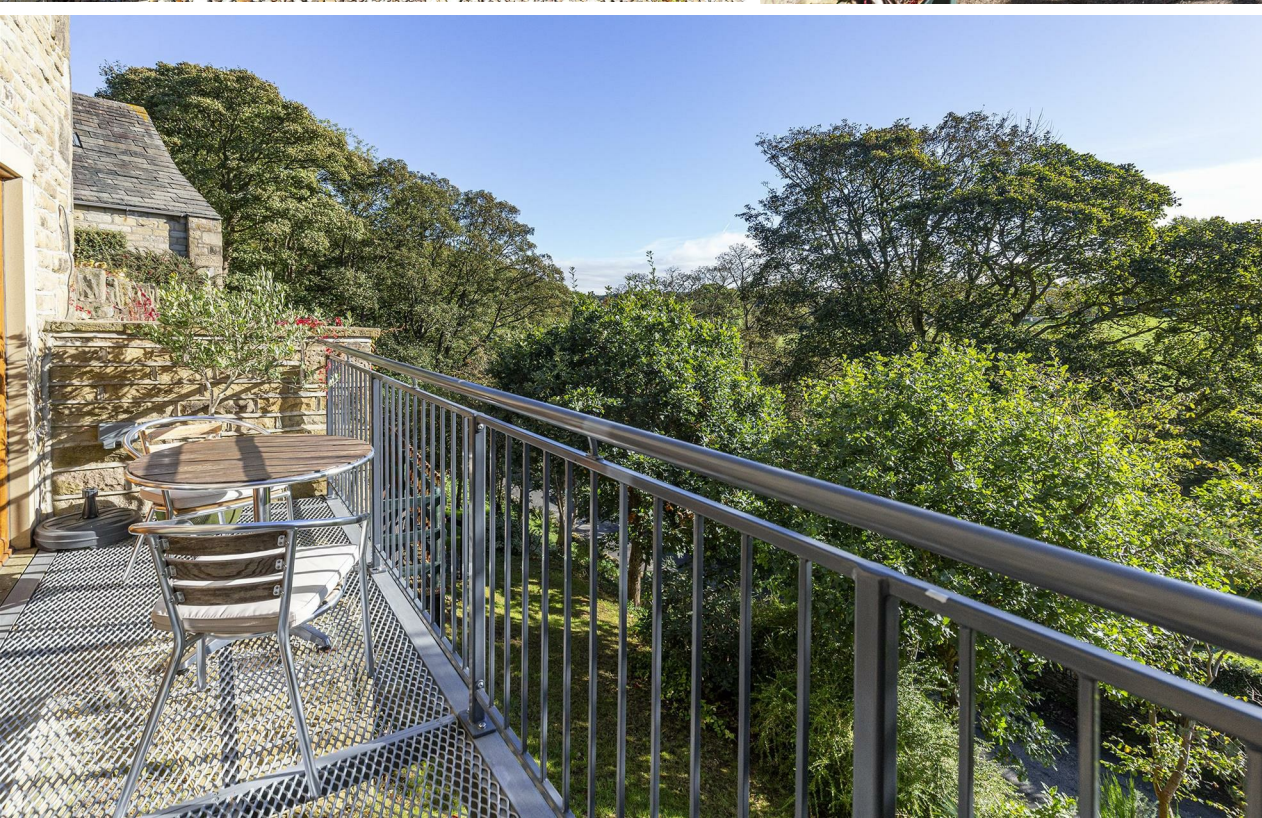
### SERVICE CHARGE:

The development has a residents management company. This property pays a service charge of £200 per year which goes to the upkeep of the shared areas, access road and exterior lighting.

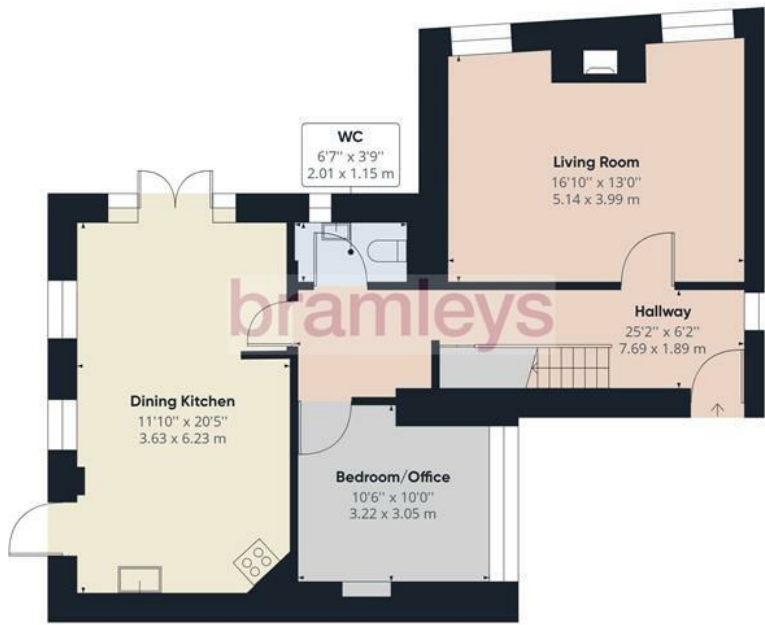




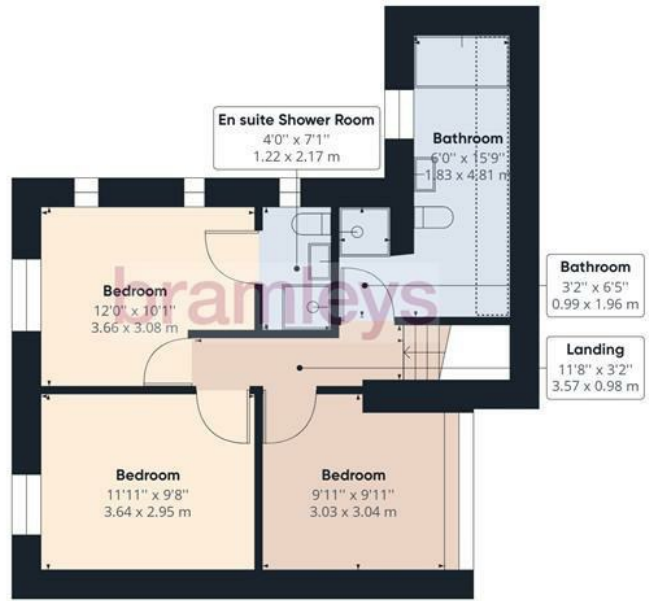








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1266.89 ft<sup>2</sup>  
117.70 m<sup>2</sup>

**Reduced headroom**

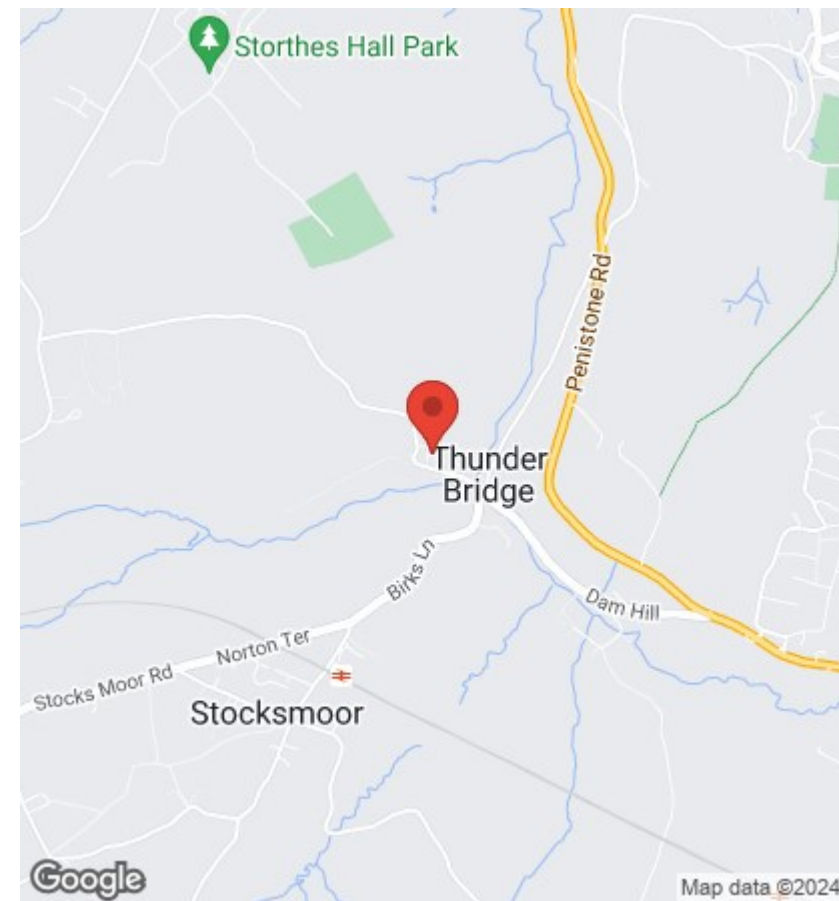
35.01 ft<sup>2</sup>  
3.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, 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:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains 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 insitu 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

