



## Swift Cottage, North Road, Kirkburton

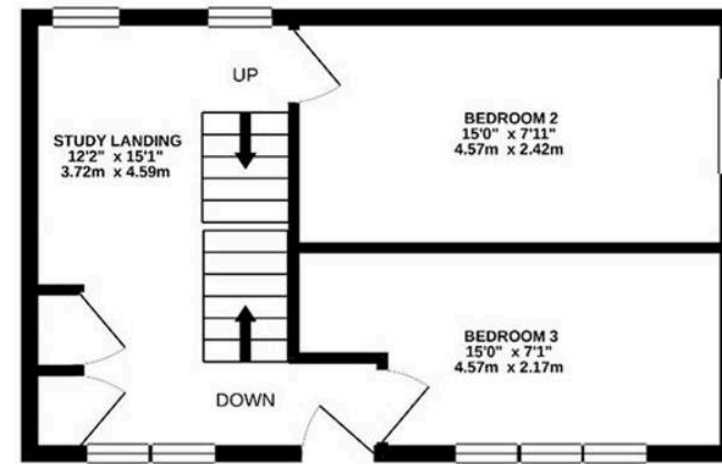
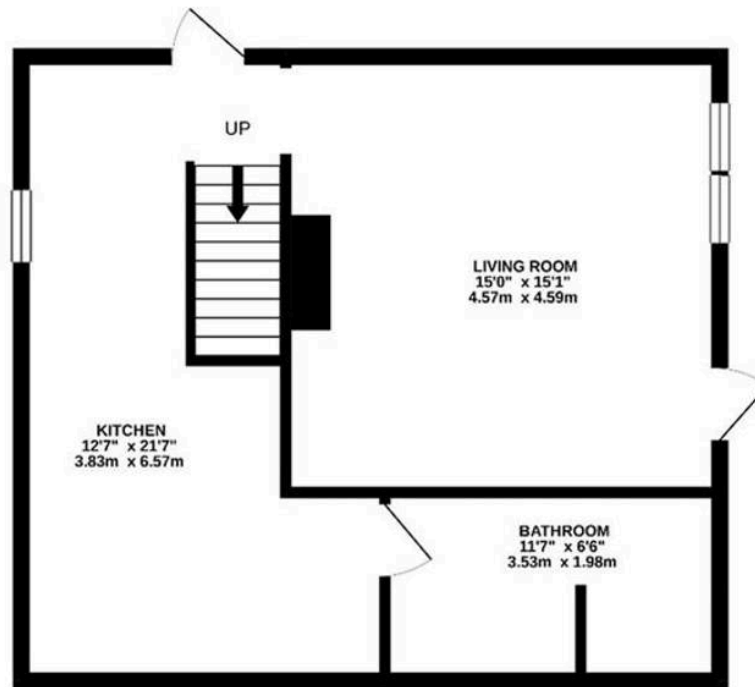
Huddersfield, HD8 0RW

Fixed Price **£350,000**

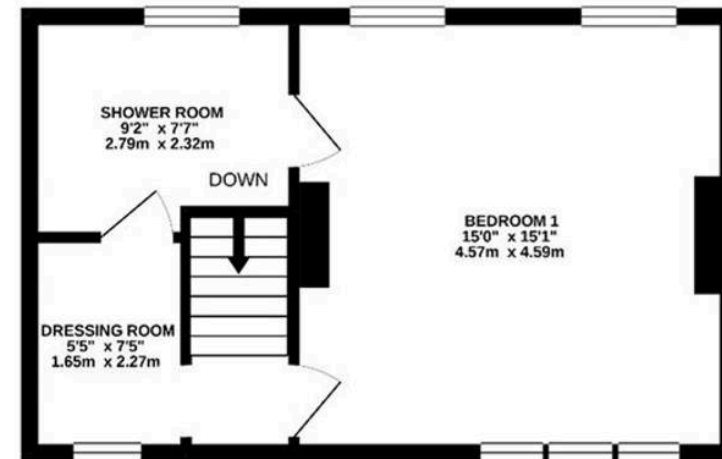


## GROUND FLOOR

### LOWER GROUND FLOOR



### 1ST FLOOR



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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## Swift Cottage, North Road

Kirkburton, Huddersfield, HD8 0RW

A BEAUTIFUL, DOUBLE-FRONTED, PERIOD, FAMILY HOME, NESTLED IN THE CENTRE OF THE SOUGHT-AFTER VILLAGE OF KIRKBURTON. BLENDING CHARACTER FEATURES AND CONTEMPORARY FITTINGS, SWIFT COTTAGE BOASTS EXPOSED TIMBER BEAMS, STONEMASONRY, MULLIONED WINDOWS, AND GORGEOUS INGLENOOK STONE FIREPLACE. SITUATED IN A PLEASANT POSITION WITH WOODLAND OUTLOOK TO THE REAR, AND CONVENIENTLY LOCATED ON THE VILLAGE HIGH STREET, THE PROPERTY FEATURES A DETACHED DOUBLE GARAGE WITH WORKSHOP BENEATH WHICH OFFERS AN ARRAY OF OPPORTUNITIES, A STYLISH KITCHEN, AND ENCLOSED GARDENS.

EPC Rating D.

Council Tax Code A.

Tenure Freehold.







## Swift Cottage, North Road

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The accommodation is arranged over three levels, and briefly comprises of entrance hallway/study and two of the three double bedrooms can also be found on this floor. To the lower ground floor is a superb lounge with wonderful fireplace and multi-fuel stove, an L-shaped kitchen/utility, and the house bathroom. On the top floor is bedroom one with vaulted ceiling, showcasing timber beams and former fireplace. There is a separate dressing room which can be accessed either from the landing or from the en-suite shower room. The property has the advantage of double width driveway, leading to a double garage with automatic door and a workshop/games room/home office/gym beneath, which has its own access door from the enclosed well-presented garden. Early viewings are advised to truly appreciate the accommodation and setting on offer.



## GROUND FLOOR

### ENTRANCE HALL / STUDY

Enter into the property through the double-glazed front door with obscure glazed inserts into a most welcoming entrance hall. Brimming with character features including exposed stonework, timber beams, Yorkshire stone flagged flooring and cottage style doors with Suffolk thumb latches provide access to two double bedrooms. There are storage cupboards on the left-hand side, one of which houses the boiler for the property's gas fired central heating system. This space makes an ideal home office area and is light and airy with dual aspect windows to the front and rear elevations, both incorporating deep stone, flagged sills. There is inset spotlighting to the ceilings, two radiators and staircases leading both up and down to the further accommodation.

### BEDROOM TWO

Bedroom two is a well-proportioned double bedroom with space for freestanding furniture. There is exposed stonework to one wall and an exposed timber beam to the ceiling. There is a double-glazed window to the rear elevation with plantation shutter, a ceiling light point and a radiator.

### BEDROOM THREE

This is again a double sized bedroom positioned to the front of the cottage. It has a bank of double glazed, stone mullioned windows to the front elevation with plantation shutters and pleasant window seat. There is a beam on display, ceiling downlighting and radiator.







## LOWER GROUND FLOOR

### LIVING / DINING ROOM

Taking the staircase from the entrance hall/study area, you reach the lower ground floor. The open-plan living/dining room is presented to a very high standard and is full of character, with the focal point being the superb, exposed fireplace with deep stone hearth upon which stands a multi-fuel stove. There is further exposed stonework, timber beams, and a fabulous stone flagged floor. The lounge also has a radiator, window seating beneath a bank of windows with plantation shutters, and a double-glazed external door with obscure glazed inserts which gives access out to the side garden. The room can accommodate a good-sized formal dining table.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the other staircase from the entrance hall / study area, you reach the first-floor landing, which provides access to the primary bedroom and opens to the dressing room.



## KITCHEN

The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts with complimentary granite worksurfaces over which incorporate a sunken Belfast style sink with a grooved draining area adjoining within the granite worktop itself. There is a space for a five-ring range cooker (available under separate negotiation) with stainless steel splashback and canopy style cooker hood over and there is also space for further appliances. A feature has been made of the recessed former keeping shelving. The kitchen continues in an 'L' shape as shown by the floorplan, the rear section of which was created from the arched former keeping cellar. There is a second sink unit, integrated dishwasher, downlighting, and a radiator.

## HOUSE BATHROOM

The luxury house bathroom has a fabulous arched, panelled ceiling, with inset spotlighting, there is attractive tiled flooring and contrasting tiling to the walls. The bathroom features a luxury three-piece suite which comprises of a double-ended roll top, claw-foot bath with a handheld shower attachment and mixer tap, a low-level w.c. with concealed cistern, and a square wash hand basin with storage below and display/work surface. There is an extractor fan and chrome ladder style radiator.







### **BEDROOM ONE**

As the photography suggests, bedroom one is a generous proportioned, light and airy double bedroom with beautiful, vaulted ceiling which displays full height angled ceilings, exposed beams and central truss. The boasts dual aspect banks of windows to the front and rear elevation, with the stone mullioned windows to the front having plantation shutters and timber lintel above. The focal point of the room is the exposed floor to ceiling stone chimney breast incorporating a former fireplace. There are two radiators, and a door leading through into the en-suite shower room facilities.

### **DRESSING ROOM**

The dressing room is a multi-purpose room, which could easily be utilised as a nursery. There is a PVCu window which incorporates a window seat beneath, a radiator, and a door leading through into the en-suite shower room facilities.

### **EN-SUITE SHOWER ROOM**

The en-suite shower room is presented to a high standard and features a three-piece suite which comprises of a wash hand basin set upon a vanity unit with cupboards beneath and mixer tap over, a low-level w.c., with push button flush and a large walk-in shower with handheld shower attachment and an overhead circular waterfall-style shower fitting. There is tiling to the walls and floor, recessed towel/toiletry shelving, and a chrome ladder-style radiator. The en-suite features double glazed window with obscure glass, a radiator and inset spotlighting to the ceilings. It can be accessed from both bedroom one and the dressing room.



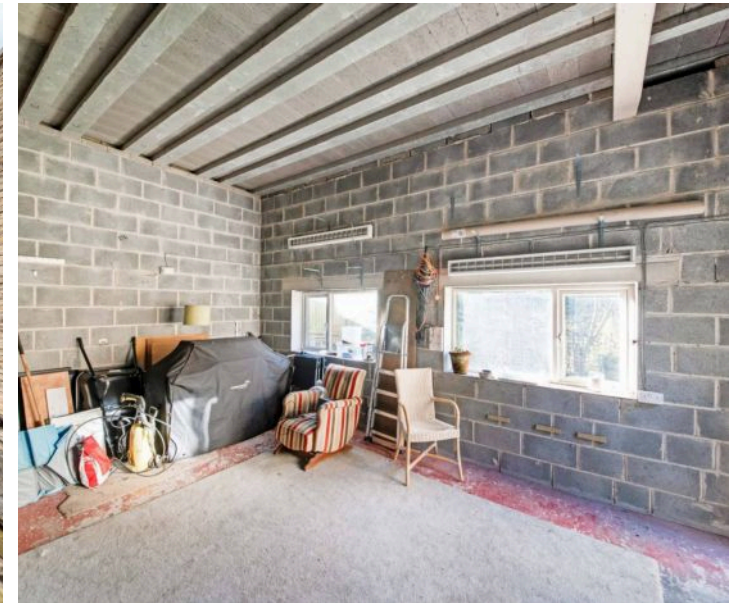


### DOUBLE GARAGE

The double garage features an automatic up and over door, as well as power, lighting, and a sink unit. The garage floor is predominantly concreted, and to the right-hand side is a large hatch, which buyers may decide to fit a staircase down into the lower ground floor workshop/store.

### WORKSHOP

Directly below the double garage and of very similar dimensions, this space offers a wonderful amount of flexibility, be it as a large workshop, a home office area, a garden room, hobby room or gym etc. There are two PVCu windows, power and lighting in situ, plumbing for an automatic washing machine, a stainless-steel sink unit with hot and cold water, and a toilet. As mentioned, there is the potential to install a staircase with there being a hatch within the garage floor above, and the workshop itself has its own external door.







## EXTERNAL

### FRONT GARDEN

Located in the heart of this popular village, the property has a double width patterned concrete driveway providing parking/standing for several vehicles and in turn gives access to the property's double garage. From the driveway, there is a gate and some steps which lead down to the front of the property. The pathway is matching patterned concrete to that of the driveway. A lockable gate with steps leads down to the rear garden. To the left-hand side of the property are steps leading down to the enclosed rear garden, with a bespoke timber log store. The rear garden itself enjoys a south westerly aspect and has been landscaped with lawns and railway sleepers. There is a gravelled seating area in the bottom corner. To the rear of the workshop is a paved seating area and there is external lighting.

PLEASE NOTE: The steps to the right side of the property are in ownership of the neighbouring property.

### REAR GARDEN

The rear garden itself enjoys a south westerly aspect and has been landscaped with lawns and railway sleepers. There is a gravelled seating area in the bottom corner. To the rear of the workshop is a paved seating area and there is external lighting.

### Garage

Single Garage

### Driveway

1 Parking Space





## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **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 TIMES**

### **7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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