

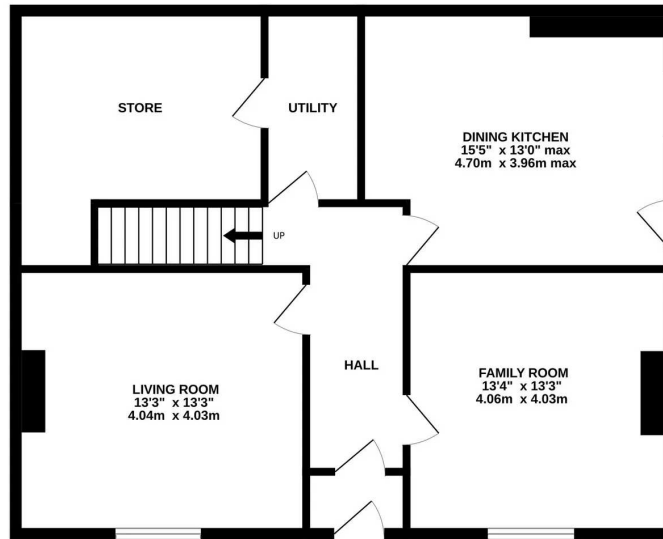


## The Former 'Black Horse Inn'

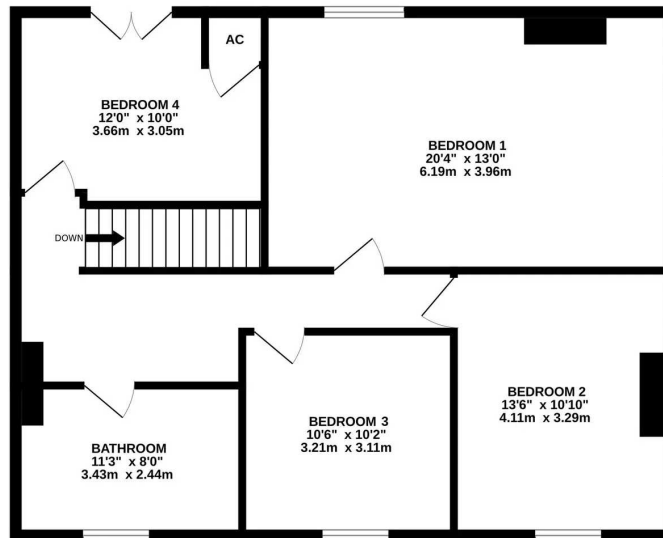
Wakefield Road, Fenay Bridge, Huddersfield, HD8 0BL

Offers in Region of **£325,000**

GROUND FLOOR



1ST FLOOR



WAKEFIELD ROAD

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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## The Former 'Black Horse Inn'

Wakefield Road, Fenay Bridge, HD8 0BL

A DOUBLE FRONTED, STONE BUILT, FOUR DOUBLE BEDROOM FAMILY HOME, SET-BACK OFF WAKEFIELD ROAD. THE FORMER 'BLACK HORSE INN' FEATURES PERIOD CHARM AND CHARACTER INCLUDING EXPOSED TIMBER BEAMS, AN INGLENOOK STONE FIREPLACE WITH CAST IRON STOVE AND VAULTED CEILING CELLAR WITH YORKSHIRE STONE FLAGGED FLOORING, WHILE ALSO BENEFITTING FROM SOLAR PANELS. SITUATED IN THE POPULAR AREA OF FENAY BRIDGE, THE PROPERTY IS A SHORT DISTANCE FROM AMENITIES, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property comprises porch, entrance hall, lounge, family room, open-plan dining kitchen, utility room and vaulted ceiling cellar to the ground floor. To the first floor are four double bedrooms and house bathroom, with the principal bedroom having ample space to create en-suite facilities or perhaps split into two bedrooms. Externally to the front is a hardstanding which could be utilised as off-street parking, and to the rear is a fantastic, tiered garden with flagged patio, lawn, flower beds and open aspect views across the valley.

Tenure Freehold.

Council Tax Band D.

EPC Rating C.









## GROUND FLOOR

### ENTRANCE PORCH

Enter into the property through a timber front door into the entrance porch, which features a double-glazed window above the front door providing a great deal of natural light, a multi-panel timber door which proceeds into the entrance hall, a decorative picture rail, and a ceiling light point.

### ENTRANCE HALL

The entrance hall features multi-panel timber doors providing access to two well-proportioned reception rooms, the open-plan dining kitchen, and the utility room. There is an exposed timber beam with ceiling light point, a radiator, a decorative picture rail, and a carpeted stone staircase with wooden banister rising to the first floor.

### LOUNGE

13' 3" x 13' 3" (4.04m x 4.04m)

The lounge is a generously proportioned, light and airy reception room which features a double-glazed hardwood window to the front elevation, exposed timber beams to the ceiling, a radiator, a television point, a telephone point, a ceiling light point, and three wall light points. The focal point of the room is the inglenook stone fireplace with cast-iron, stove effect, living flame gas fire.

### LIBRARY

13' 4" x 13' 3" (4.06m x 4.04m)

The library is a versatile reception room which enjoys a great deal of natural light cascading through the double-glazed hardwood window to the front elevation. There are fabulous, exposed timber beams and boards to the ceiling, laminate flooring, two wall light points, a radiator, and a central ceiling light point. Additionally, the focal point of the room is the inglenook stone fireplace with cast-iron Clearview log burning stove which is set upon a raised stone hearth.







### **DINING KITCHEN**

15' 5" x 13' 0" (4.70m x 3.96m)

The dining kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts, contrasting work surfaces over, and a hardwood worktop which incorporates the ceramic Belfast sink unit with chrome tap. The kitchen is well-equipped with built-in appliances including a four-ring gas hob with integrated cooker hood over, a gas oven, and a fabulous twin-plate electric AGA with brick splashback. There is also plumbing and provisions for a dishwasher. Additionally, this space benefits from exposed timber beams to the ceiling, fabulous terracotta tiled flooring, contrasting high-gloss tiling to the splash areas, two ceiling light points, under-unit lighting, a radiator, and a double-glazed stable style door to the side elevation.

### **UTILITY ROOM**

The utility room features fitted and wall and base units with rolled-edge work surfaces over, and plumbing and provisions for an automatic washing machine and further under-counter appliance such as a fridge unit or tumble dryer. The utility room also houses the wall-mounted boiler and features wood panelled walls, a ceiling light point, and a multi-panel timber door providing access to the useful cellar.



### **CELLAR**

The cellar features a fabulous vaulted ceiling, lighting and power in situ, and beautiful Yorkshire stone flagged flooring. The main part of the cellar has a door which provides access to a further room featuring a stone slab table and a wall light point.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There are partly exposed timber beams to the ceiling, two ceiling light points, a radiator, a recessed shelving unit, a loft hatch providing access to a useful attic space, and multi-panel doors providing access to four bedrooms and the house bathroom.

### BEDROOM ONE

20' 4" x 13' 0" (6.20m x 3.96m)

The principal bedroom is a fabulously proportioned space which enjoys a great deal of natural light cascading through the dual-aspect, double-glazed, hardwood windows to the rear and side elevations. There is a central ceiling light point, two radiators, and a beautiful, decorative, cast-iron fireplace with mosaic tiled inset. Please note, this room has ample space to be divided into two double bedrooms or perhaps to utilise a portion of the room as a dressing room and en-suite.

### BEDROOM TWO

13' 6" x 10' 10" (4.11m x 3.30m)

Bedroom two is a generously proportioned double bedroom with ample space for freestanding furniture. There is a partly exposed timber beam to the ceiling with ceiling light point, a radiator, and a double-glazed window to the front elevation which offers a pleasant, far-reaching view towards Castle Hill. The focal point of the room is the fabulous, cast-iron open fireplace with stone lintel above and exposed stone cheeks.







### **BEDROOM THREE**

10' 6" x 10' 2" (3.20m x 3.10m)

Bedroom three is a light and airy double bedroom with ample space for freestanding furniture. There is a partly exposed timber beam with ceiling light point, a radiator, a wash hand basin set upon a vanity cupboard, and a double-glazed window to the front elevation, again with pleasant views across the valley towards Castle Hill.

### **BEDROOM FOUR**

12' 0" x 10' 0" (3.66m x 3.05m)

Bedroom four can accommodate a double bed with space for freestanding furniture. The room is currently utilised as a home office and features a ceiling light point, a cupboard housing the hot water cylinder, and double-glazed French doors providing direct access to the gardens.

### **HOUSE BATHROOM**

11' 3" x 8' 0" (3.43m x 2.44m)

The house bathroom enjoys a great deal of natural light which cascades through the double-glazed with obscure glass to the front elevation. The bathroom features a four-piece suite comprising of a roll-top, claw foot, freestanding bath with showerhead mixer tap, a quadrant-style shower cubicle with thermostatic rainfall shower, a low-level w.c., and a broad pedestal wash hand basin. There is tiled flooring, high-gloss brick-effect tiling to dado height on the walls, two ceiling light points, and partly exposed timber beams. Additionally, there is a chrome ladder-style radiator and a stone shelf. Please note, behind the wash hand basin is a decorative fireplace in situ.





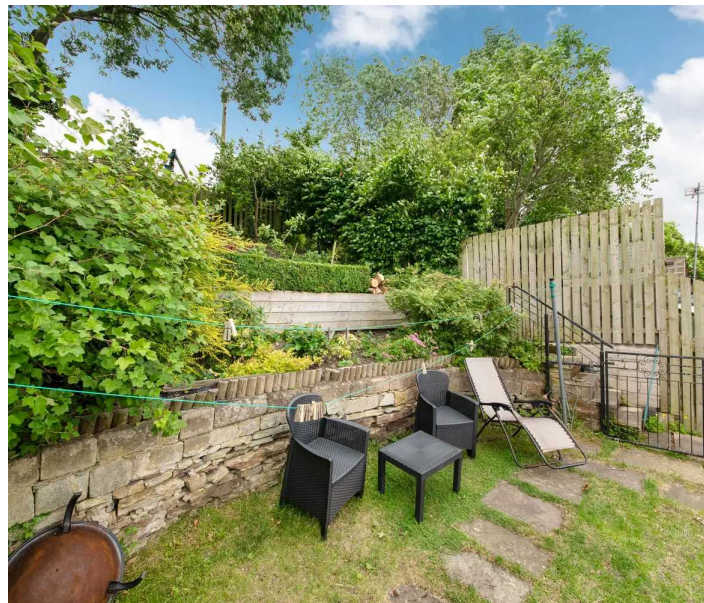
## EXTERNAL

### FRONT GARDEN

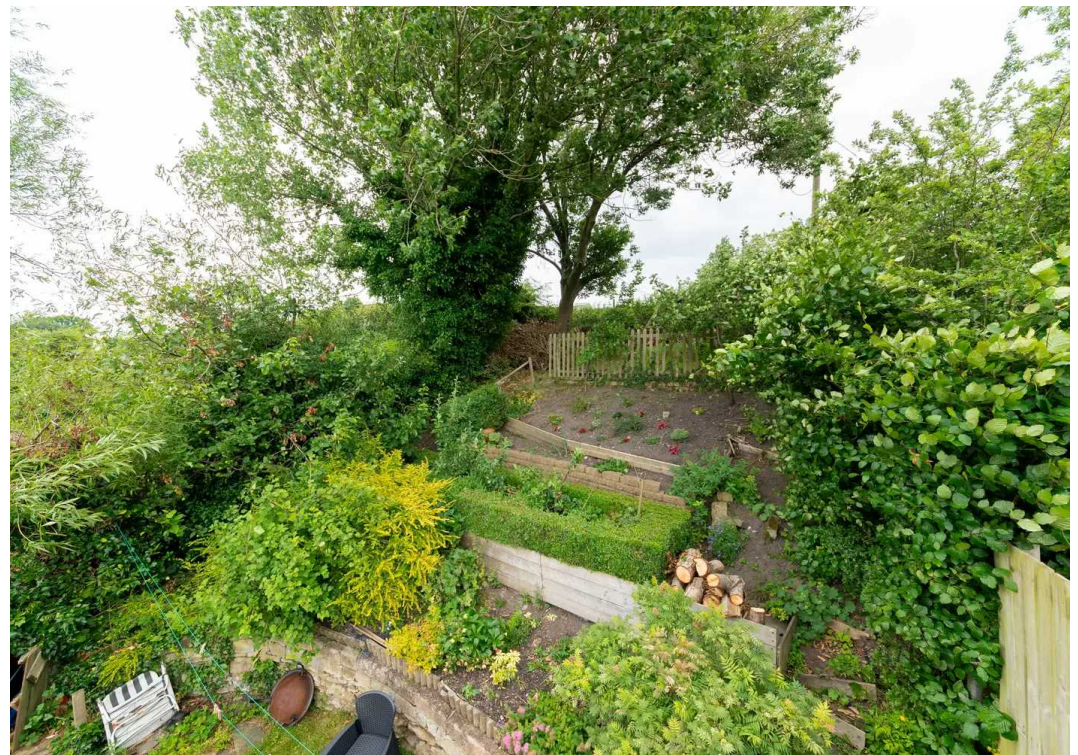
The property is set back off Wakefield Road and features a well-stocked flower and shrub bed and tarmacadam hardstanding immediately to the front of the property, which can be utilised as a driveway for private parking. There is on-street parking available in addition, and there is a shared pathway which provides access to the stable-style door leading into the open-plan dining kitchen.

### REAR GARDEN

Externally to the rear, access is provided through the French doors from bedroom four, which leads to a hardstanding with steps to the main portion of the garden. This main portion features a gravelled hardstanding with ample space for pots and plants and offers fantastic open-aspect views across the valley. There are part-fence and part-stone wall boundaries, an external tap, and steps proceeding to the further tiers of the garden. The middle tier is laid predominantly to lawn with a stone flagged pathway leading to a shed, retaining stone walls, and well-stocked flower and shrub beds. Further steps lead to the upper tier of the garden with completely private further lawn area offering a striking, panoramic view towards Castle Hill, and part-wall and part-fence boundary. The gardens boast multiple ideal areas for al fresco dining and barbecuing.









**ADDITIONAL INFORMATION**

The property benefits from solar panels.

**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

81e North Road, Kirkburton - HD8 0RL

01484 603399

[kirkburton@simonblyth.co.uk](mailto:kirkburton@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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