

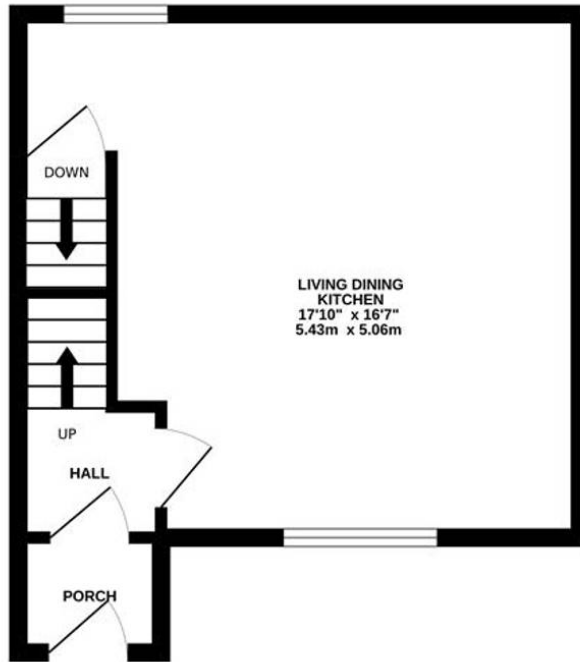


Station Cottage, 55 Station Road

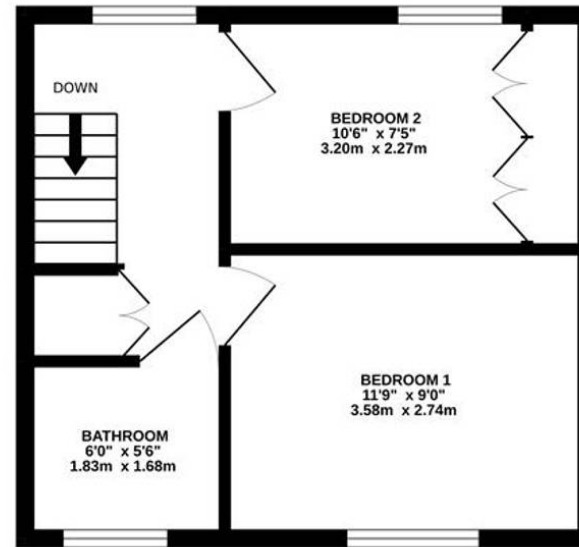
Skelmanthorpe, Huddersfield, HD8 9AU

Offers Over **£180,000**

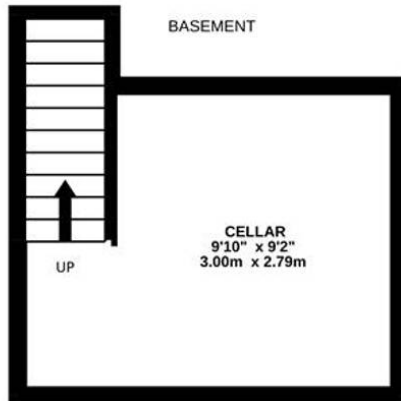
GROUND FLOOR



1ST FLOOR



BASEMENT



STATION 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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A WELL-APPOINTED, TWO BEDROOM, STONE-BUILT PROPERTY LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF SKELMANTHORPE. A SHORT WALK TO THE HIGH STREET WHICH HAS AN ARRAY OF AMENITIES, IN THE CATCHMENT AREA FOR WELL REGARDED SCHOOLING AND WITH PLEASANT RURAL WALKS NEARBY. THE PROPERTY BOASTS MULTI-FUEL STOVE, VIEWS TOWARDS EMLEY AND BENEFITS FROM BRICK OUTBUILDINGS FOR ADDITIONAL STORAGE.

The property briefly comprises of porch, entrance, open-plan living/dining-kitchen to the ground floor. There is a useful lower ground floor utility room/cellar. To the first floor there are two bedrooms and the house bathroom. Externally there is an enclosed low maintenance front garden with stone flagged patio, there are two red brick outbuildings for use of storage. Viewings are advised to truly appreciate the accommodation on offer.

EPC Rating E.

Council Tax Band A.

Tenure Freehold.





GROUND FLOOR

ENTRANCE PORCH

Enter into the property through a double-glazed composite front door with obscure glazed inserts and leaded detailing. The entrance porch features a multi-panel timber and glazed door with obscure glazed inserts and exposed stone surround which leads into the inner vestibule. There is an inset spotlight to the ceiling and a double-glazed window over the door.

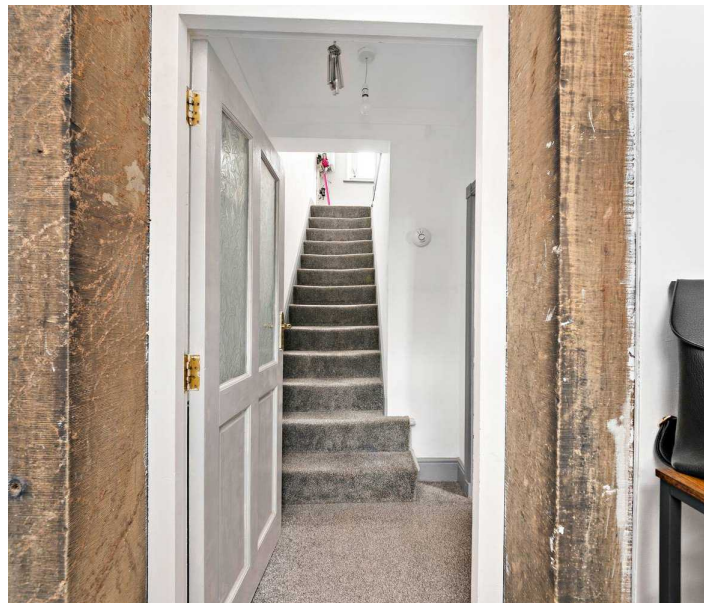
INNER VESTIBULE

The inner vestibule features decorative coving to the ceiling, a central ceiling light point, decorative coving to the ceiling, a radiator, a central ceiling light point, and a carpeted stone staircase rising to the first floor. A multi-panel timber and glazed door provides access to the open-plan living dining kitchen.

OPEN-PLAN DINING LIVING KITCHEN

17' 10" x 16' 7" (5.44m x 5.05m)

This room enjoys a great deal of natural light courtesy of double-glazed, dual-aspect windows to the front and rear elevation. There is high-quality LVT flooring, exposed timber beams to the ceiling, and a cast-iron anthracite column radiator. There is a ceiling light point, a multi-panel door enclosing a staircase which descends to the lower ground floor, additional wall and base cabinets with oak work surfaces, and the focal point of the room of the cast-iron Dunsley multi-fuel burning stove which is inset into an inglenook fireplace and set upon a raised tile hearth.





KITCHEN AREA

The kitchen features a wide range of fitted wall and base units with high-gloss handleless cupboard fronts and complementary granite work surfaces over, which incorporate a ceramic Belfast sink unit with chrome mixer tap. There are high-quality, built-in appliances including a four-ring ceramic induction hob with ceramic splashback and integrated AEG cooker hood over, a waist-level fan-assisted AEG oven, a shoulder-level microwave oven, an AEG fridge, and a dishwasher. There is under-unit lighting, additional wall and base cabinets, display shelving, and an oak work surface inset into an alcove providing space for dining.

LOWER GROUND FLOOR

9' 2" x 9' 10" (2.79m x 3.00m)

Taking the carpeted stone staircase from the open-plan living dining kitchen, you reach the lower ground floor. There is a fabulous, exposed stone, vaulted ceiling, a ceiling light point, inset spotlighting to the stairwell, high-quality carpeting, a radiator, and a humidity extractor fan. The lower ground floor is a versatile space which has been tanked and plastered, and could be utilised as a home office, snug or recreational room. There are also plumbing and provisions for an automatic washing machine.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the inner vestibule, you reach the first floor landing, which features a bank of double-glazed windows to the rear elevation, which provide pleasant open-aspect views over rooftops and towards Emley Moor Mast. There is a panelled ceiling with inset spotlighting, a wooden banister with spindle balustrade over the stairwell head, a storage cupboard over the bulkhead for the stairs, and multi-panel timber doors providing access to two bedrooms and the luxury house bathroom. The landing also houses the wall-mounted combination boiler.

BEDROOM ONE

9' 0" x 11' 9" (2.74m x 3.58m)

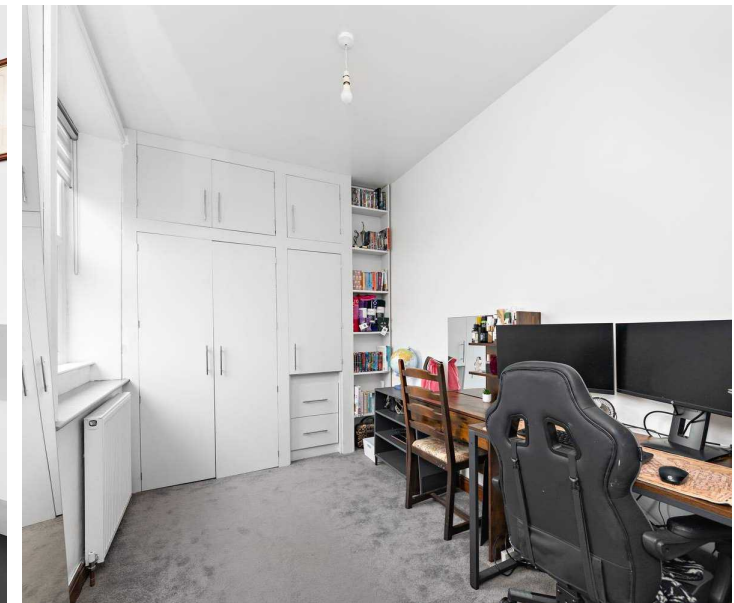
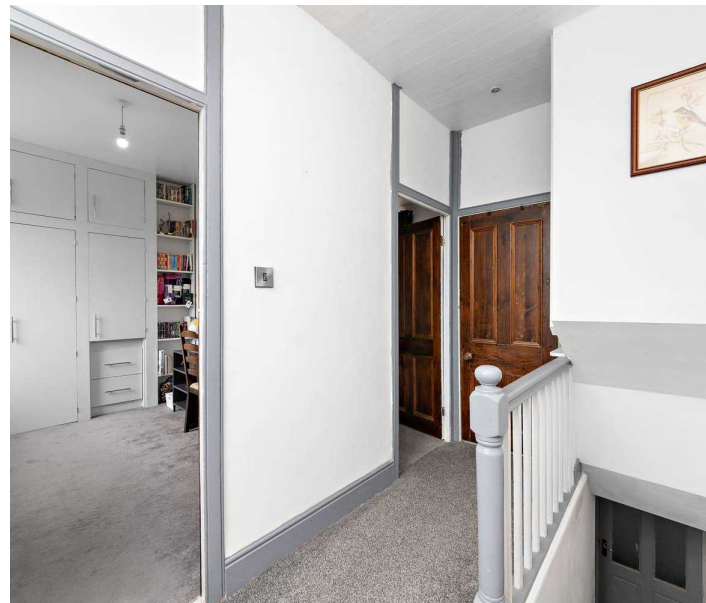
Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is decorative coving to the ceiling, a central ceiling light point, a radiator, a fitted hanging rail with shelving above inset into the alcove with additional space for either freestanding furniture or built-in wardrobes, and a loft hatch providing access to a useful attic space. A double-glazed window to the front elevation provides the room with a great deal of natural light.



BEDROOM TWO

7' 5" x 10' 6" (2.26m x 3.20m)

Bedroom two enjoys fabulous, open-aspect views over rooftops and towards Emley Moor Mast through a double-glazed window. There is bespoke, floor-to-ceiling, fitted furniture which includes wardrobes, overhead cupboards, and display shelving. The room can accommodate a double bed with ample space for freestanding furniture and features a central ceiling light point and a radiator.





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EXTERNAL

FRONT GARDEN

Externally to the front the property has an enclosed low maintenance front garden with a stone flagged pathway which leads to the front porch, where there is also an up-and-down light. The garden features a raised shrub beds with part-wall and part-fence boundaries, a fabulous stone flagged and cobbled area which is an ideal space for al fresco dining an barbecuing, an external double plug socket, external tap, and external security light.

OUTBUILDINGS

The property also has two outbuildings, which are ideal for additional storage. They are accessed via a gate to the side of the neighbouring property. This courtyard area is shared with the neighbouring property and is also used for the hanging of washing.





ADDITIONAL INFORMATION

There is a smart heating system in situ, which allows remote control of the central heating. The property has sole right of use and right of access over the middle two outbuildings.

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.****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



Simon Blyth Estate Agents

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