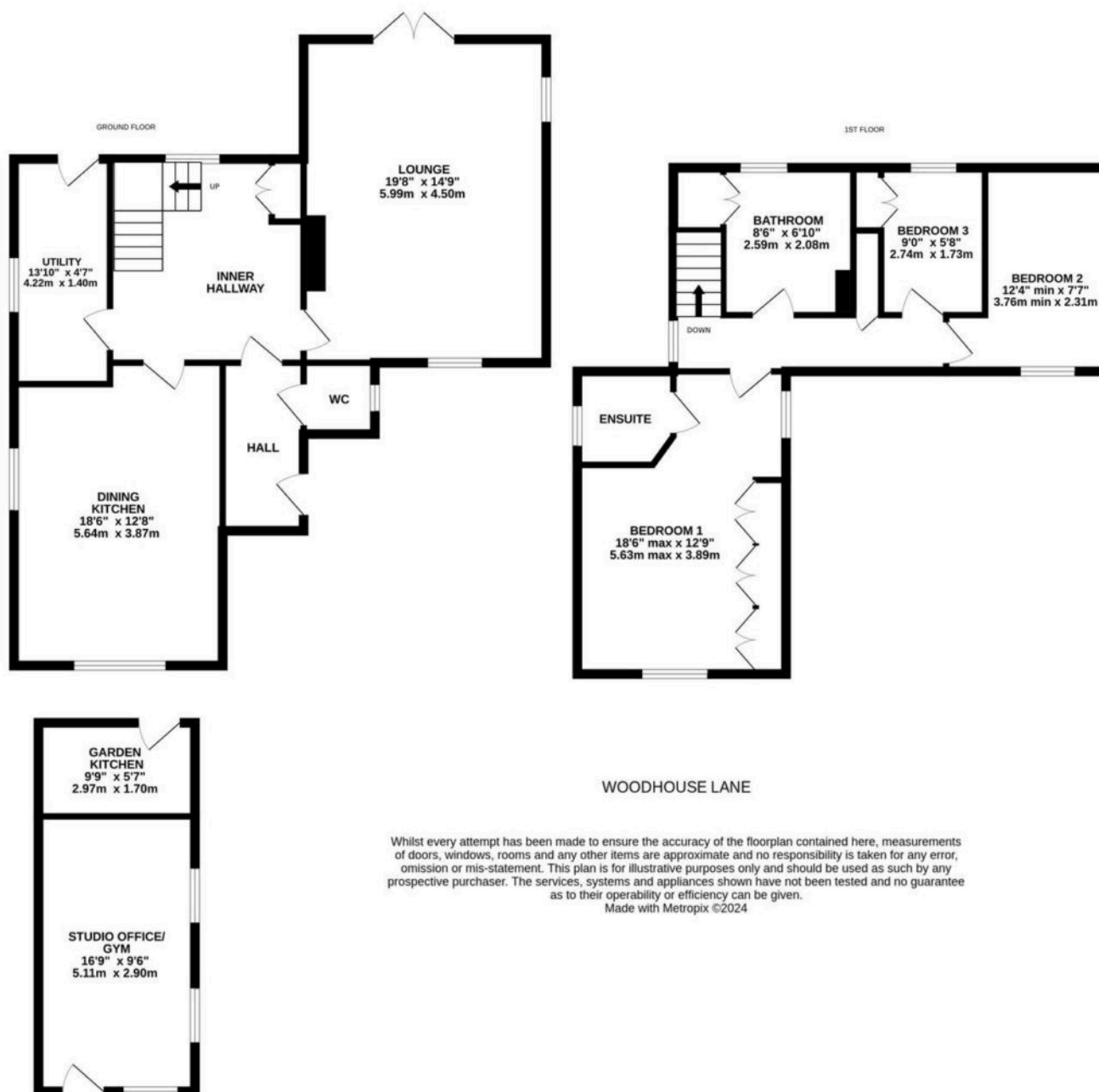




## Ash Cottage, Woodhouse Lane

Woodhouse, near Emley, Huddersfield, HD8 9QX

Offers in Region of **£625,000**



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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## Ash Cottage

Woodhouse Lane, Woodhouse,  
near Emley, Huddersfield, HD8 9QX

### **\*\* PART-EXCHANGE CONSIDERED \*\***

A BEAUTIFULLY LOCATED, FAMILY HOME, SITUATED IN A POSITION BENEFITTING FROM OUTSTANDING RURAL VIEWS. BETWEEN THE VILLAGES OF EMLEY AND THE SMALL SETTLEMENT OF EMLEY WOODHOUSE, EASY ACCESS IS GAINED TO BRETTON, THE M1 MOTORWAY, WAKEFIELD, AND MORE. THE HOME IS SUPERBLY PRESENTED THROUGHOUT, OFFERING FLEXIBLE ACCOMMODATION INCLUDING A DETACHED HOME OFFICE/STUDIO/GARDEN KITCHEN WITH ANNEX POTENTIAL.

Briefly, the home comprises entrance hall, inner hallway, impressive lounge, superb dining kitchen, and utility room to the ground floor. To the first floor are three bedrooms; two of which are doubles and the primary bedroom benefitting from en-suite facilities, and a luxury house bathroom. Externally, there are delightful gardens, a detached home office/studio, and fantastic views surrounding.

Tenure Freehold.

Council Tax Band C.

EPC Rating D.





## GROUND FLOOR

### ENTRANCE HALL

10' 3" x 5' 0" (3.12m x 1.52m)

An attractive entrance door with a glazed upper portion gives access through to the entrance hall, which features ceramic tiled flooring, a high ceiling height with inset spotlighting, and doorways providing access to the downstairs w.c. and the inner hallway.

### INNER HALLWAY

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

The inner hallway is an attractive and versatile area which offers a stunning view overlooking the property's large rear garden and towards High Hoyland. There are timbers on display, a useful understairs storage cupboard, a spindle staircase, and built-in oak wardrobes with hanging rails and storage cupboards above. From here, doorways lead through to the utility room, the dining kitchen, and the lounge.

### LOUNGE

19' 8" x 14' 9" (5.99m x 4.50m)

The lounge is a generously proportioned room with windows to four sides, offering fabulous views. There is a high ceiling height, a display niche with plinth and spotlight above, a number of wall light points, and twin glazed uPVC doors which give direct access out to the rear patio and superb gardens beyond. The focal point of the room is the attractive chimney breast with raised tile hearth and cast-iron, multi-fuel-burning stove with glazed door, antique brick-style backcloth and polished timber mantel surround.





#### **DOWNSTAIRS W.C.**

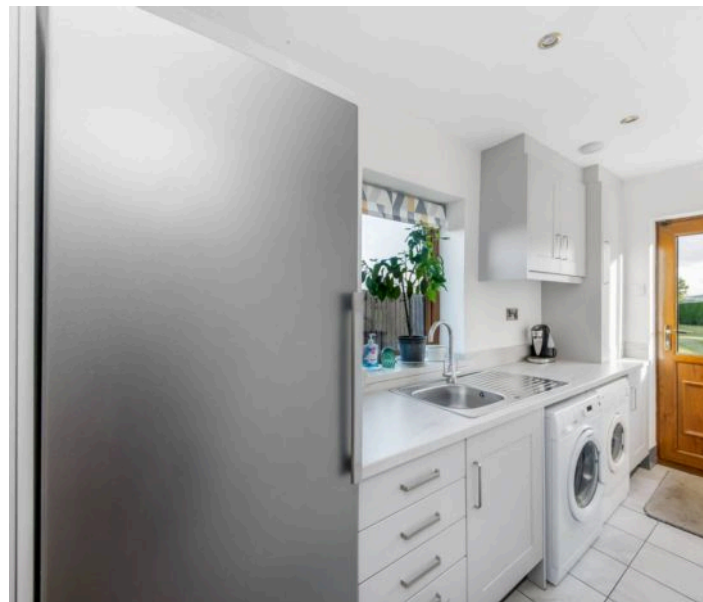
4' 8" x 4' 3" (1.42m x 1.30m)

The downstairs w.c. features a continuation of the ceramic tiled flooring and is fitted with a two-piece suite comprising a wall-mounted wash hand basin and a wall-mounted w.c. with concealed flush. There is ceramic tiling to the half-height, two wall light points, an obscure glazed window, an extractor fan, and a chrome heated towel rail.

#### **DINING KITCHEN**

12' 9" x 18' 6" (3.89m x 5.64m)

The dining kitchen features windows providing long-distance views over neighbouring farmland and towards Grange Moor. There is inset spotlighting to the ceiling, a chandelier point in the dining area, ceramic tiled flooring, and a fabulous island unit with impressive working surface. The kitchen area features units to the high and low levels with matching work surfaces, an inset one-and-a-half-bowl sink unit with stylish mixer taps over, an integrated larder-style cupboard, and a number of integrated appliances including a dishwasher, a Bosch oven, a Bosch microwave, a fridge, wine racking, a NEF induction hob with broad stainless-steel extractor fan over. There is spotlighting, provisions for a wall-mounted TV, and all is presented to a particularly high standard.



#### **UTILITY ROOM**

13' 10" x 4' 7" (4.22m x 1.40m)

The utility room is superbly fitted and features a part-glazed door and window, both giving lovely long distance views, and the doorway providing easy access to the home office/studio/annex. There are units to both the high and low levels, working surfaces, a stainless-steel sink unit with mixer tap, plumbing for an automatic washing machine, space for a dryer, space for a fridge/freezer, and a cupboard housing the property's central heating boiler.



## FIRST FLOOR

### FIRST FLOOR LANDING

From the inner hallway, a staircase turns and rises to the first floor landing, which features a window providing a pleasant view over neighbouring farmland, inset spotlighting to the ceiling, a storage cupboard, and doorways providing access to three bedrooms and the house bathroom.

### BEDROOM ONE

18' 6" x 12' 9" (5.64m x 3.89m)

Bedroom one is a large double room which takes full advantage of the property's setting, with a view towards Emley, Flockton and neighbouring woodland. The room features inset spotlighting, two wall light points, and built-in bedroom furniture including wardrobes and drawers. A doorway then leads through to the en-suite.

### BEDROOM ONE EN-SUITE

6' 8" x 6' 5" (2.03m x 1.96m)

The en-suite is superbly appointed with large shower, low-level w.c., vanity unit with wash hand basin, storage cupboards, and display cabinets. There is tiling to the full ceiling height, inset spotlighting, an extractor fan, a combination central heating radiator/heated towel rail in chrome, and a window to the side elevation offering fabulous long-distance views over farmland.

### BEDROOM TWO

12' 4" x 7' 7" (3.76m x 2.31m)

Bedroom two is another double bedroom with a window giving a pleasant view. There is a built-in wardrobe, storage cupboard, bedside cabinets, and two wall light points.





### **BEDROOM THREE**

9' 0" x 5' 8" (2.74m x 1.73m)

Bedroom three is a single bedroom with a lovely view over the property's rear gardens. There are two wall light points and a built-in wardrobe.

### **HOUSE BATHROOM**

8' 6" x 6' 10" (2.59m x 2.08m)

The house bathroom is of a particularly good size and fitted with a white three-piece suite comprising of a concealed cistern w.c., a bath with glazed screen and shower over, a vanity unit with broad wash hand basin and mixer tap. There is an overstairs storage cupboard, ceramic tiling to the full ceiling height, an extractor fan, a window giving a long-distance view, a chrome combination central heating radiator/heated towel rail, and attractive flooring.



### DETACHED STUDIO / HOME OFFICE / GARDEN KITCHEN

9' 9" x 5' 7" (2.97m x 1.70m)

The focal point of the garden is the detached studio/garden kitchen/home office/annex/gym, which is a very versatile space connected to main services with uPVC double glazing, an alarm system, air conditioning, and a fabulously appointed home office. The garden kitchen is ideal for entertaining and is adjoined by a paved patio, but could be converted into additional accommodation or a garage.







## EXTERNAL

### FRONT GARDEN

The property features attractive stone wall and timber boundaries and a gate which leads onto the private driveway, offering parking for approximately 5/6 vehicles. There are also pleasant shrubbed garden areas.

### REAR GARDEN

Externally to the rear is where the majority of the property's gardens are to be found, which are exceptionally well maintained, offering superb views across neighbouring farmland. There are mature trees and shrubbery, well-established boundaries, a broad patio running across the width of the home, and at the head of the garden is a concealed area for the LPG gas storage. The focal point of the garden is the detached studio/garden kitchen/home office/annex/gym, which is a very versatile space connected to main services with uPVC double glazing, an alarm system, air conditioning, and a fabulously appointed home office. The garden kitchen is ideal for entertaining and is adjoined by a paved patio, but could be converted into additional accommodation or a garage.









**Additional Information**

The property has external lighting, LPG gas fired central heating, double glazing, and an alarm system. Carpets, curtains and certain other extras may be available via separate negotiation.

**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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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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