



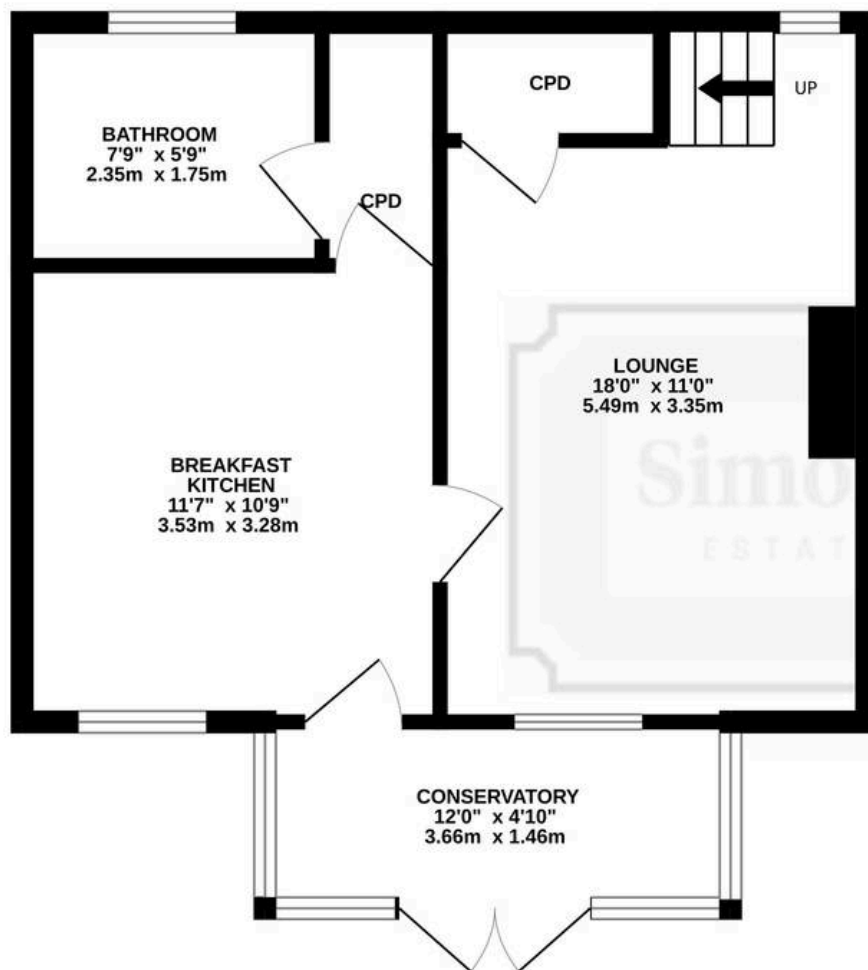
**Cockley Hill Lane, Kirkheaton**

Huddersfield, HD5 0HH

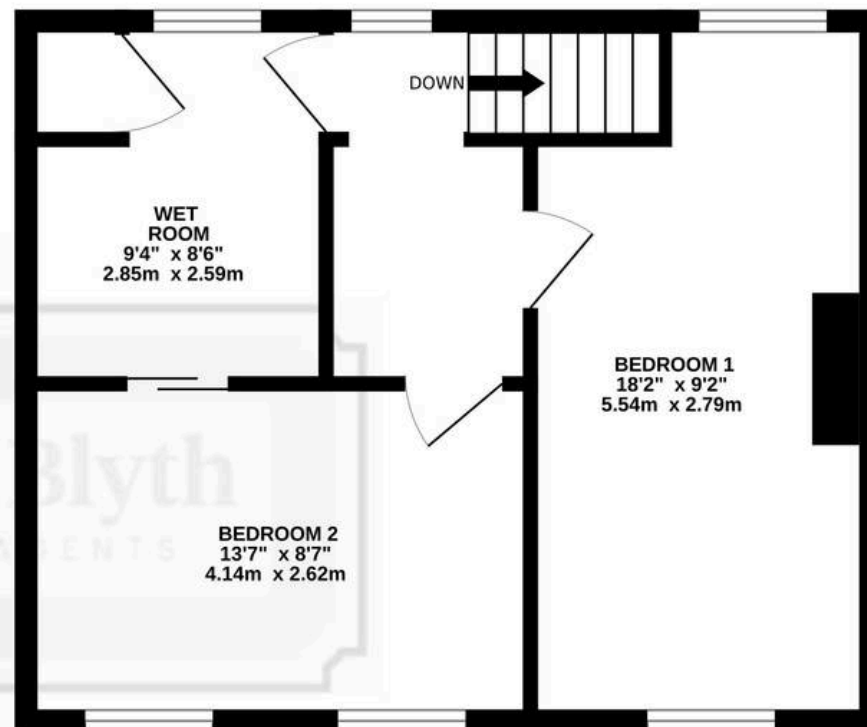
Offers Over **£180,000**



GROUND FLOOR



1ST FLOOR



COCKLEY HILL LANE

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SITUATED IN A FABULOUS COURTYARD SETTING IN THE SOUGHT-AFTER VILLAGE OF KIRKHEATON, IS THIS BEAUTIFUL, DOUBLE-FRONTED, STONE-BUILT, END TERRACE COTTAGE, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS TWO FLOORS. THE PROPERTY IS ONLY A STONE'S THROW FROM VILLAGE AMENITIES, WITH PLEASANT WALKS ON THE DOORSTEP, AND IN A GREAT POSITION FOR COMMUTER LINKS AND WELL-REGARDED SCHOOLING. THE PROPERTY IS OFFERED WITH **NO ONWARD CHAIN** AND DOES REQUIRE A PROGRAMME OF UPDATING.

The property comprises conservatory, breakfast kitchen, cloak room, ground floor bathroom (which could be utilised as a second reception room, ground floor bathroom or perhaps be incorporated into the existing breakfast kitchen to extend it into a formal dining kitchen) and lounge to the ground floor. To the first floor are two well-proportioned double bedrooms and a wet room. Externally, the property is situated in a courtyard setting with a hardstanding which could be utilised as off-street parking. To the front is a low maintenance enclosed garden with flagged patio, a concrete hardstanding for a garden shed/summerhouse, and raised shrub and tree bed.

Tenure Freehold.

Council Tax Band B.

EPC Rating D.









## GROUND FLOOR

### CONSERVATORY / ENTRANCE

12' 0" x 4' 10" (3.66m x 1.47m)

Enter into the property through double-glazed French doors into the conservatory, which benefits from a wealth of natural light cascading through triple-aspect banks of windows, which also offer pleasant views over the property's gardens and courtyard setting. There is a multi-panel timber and glazed door proceeding into the breakfast kitchen, lighting and power in situ, and laminate-effect vinyl flooring.

### BREAKFAST KITCHEN

11' 7" x 10' 9" (3.53m x 3.28m)

The breakfast kitchen features a range of bespoke, hand crafted units to the high and low levels with shaker-style cupboard fronts and tiled work surfaces over, which incorporate a one-and-a-half-bowl composite sink and drainer unit with chrome mixer tap. There are fitted appliances, including a four-ring gas hob with recirculating cooker hood over and an electric fan-assisted oven, and there is plumbing and provisions for an automatic washing machine and space for a further under-counter appliance. There is panelling to the walls, a panelled ceiling with inset spotlighting, a double-glazed window to the front elevation, a radiator, and multi-panel doors providing access to the cloaks cupboard/pantry and the lounge.

### CLOAKS CUPBOARD / PANTRY

6' 0" x 2' 7" (1.83m x 0.79m)

This is a multi-purpose space which could be incorporated into the ground floor bathroom accommodation or be utilised as a cloaks cupboard or pantry. There is a ceiling light point, a fitted shelf in situ, and a door providing access to the ground floor bathroom.







#### **GROUND FLOOR BATHROOM**

7' 9" x 5' 9" (2.36m x 1.75m)

The ground floor bathroom could be utilised as an additional reception or perhaps as a ground floor bedroom/home office (subject to requirements), as there is bathroom accommodation to the first floor. The room currently features a three-piece suite comprising a panel bath with showerhead mixer tap and electric shower over, a pedestal wash hand basin, and a low-level w.c. with push-button flush. There are part-panelled and part-tiled walls, a panelled ceiling with recessed lighting, a radiator, a wall-mounted electric heater, an extractor fan, and a bank of double-glazed windows with obscure glass and tiled sill to the rear elevation.

#### **LOUNGE**

18' 0" x 11' 0" (5.49m x 3.35m)

The lounge is a generously proportioned reception room which features dual-aspect windows, including a double-glazed hardwood window to the front elevation providing borrowed light to and from the conservatory and a double-glazed window with obscure glass to the rear elevation. There is decorative coving to the ceiling, a central ceiling light point with fan attachment, a radiator, and a decorative brick fireplace with a living-flame-effect gas fire and media unit. A staircase with useful understairs cupboard (2'9" x 5'7" and with light in situ) rises to the first floor.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the lounge, you reach the first floor landing. There is a double-glazed window to the rear elevation, a ceiling light point, and a loft hatch providing access to a useful attic space. Multi-panel doors provide access to two double bedrooms and the wet room.

### BEDROOM ONE

18' 2" x 9' 2" (5.54m x 2.79m)

A generously proportioned, dual-aspect double bedroom with ample space for freestanding furniture. There is a ceiling light point with fan attachment, part-laminate and part-exposed timber floorboards, a radiator, and windows to the front and rear elevations, with the window to the front providing a pleasant, long-distance and open-aspect view over rooftops. There is also a fitted wardrobe with hanging rail, shelving and drawer unit in situ.

### BEDROOM TWO

13' 7" x 8' 7" (4.14m x 2.62m)

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There are two double-glazed windows to the front elevation, again providing views over the courtyard, and there is a ceiling light point, a radiator, and a sliding multi-panel door providing direct access to the wet room.

### WET ROOM

9' 4" x 8' 6" (2.84m x 2.59m)

The wet room features a three-piece suite comprising a shower with electric Mira Advance Flex shower, a low-level w.c. with push-button flush, and a pedestal wash hand basin. There is attractive tiling to the walls, a panelled ceiling with central ceiling light point, a double-glazed window with obscure glass to the rear elevation, a radiator, and a cupboard housing the wall-mounted boiler which also has shelving for toiletries and towels.







## EXTERNAL FRONT GARDEN

The property is accessed off Cockley Hill Lane and is situated in a courtyard setting amongst beautiful period cottages. There is a historical hardstanding where a garage was once in situ, which could be utilised as a patio or for off-street parking. The front garden is enclosed and low maintenance, and features a flagged patio, a further concrete hardstanding for a substantial garden shed or as further off-street parking (subject to the removal of the stone wall), a raised shrub and tree bed, external lights, an external tap, an external plug point, and beautiful stone wall boundaries.







## ADDITIONAL INFORMATION

This property is for sale by the **Modern Method of Auction**, meaning the buyer and seller are to Complete within 56 days (the 'Reservation Period'). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.



## **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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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.

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## **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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