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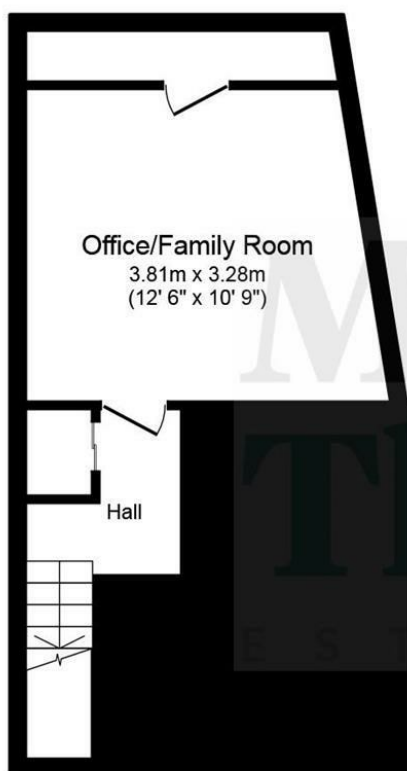
Upper Hirst, Mount Huddersfield, Yorkshire

Offers in the region of
£220,000

This is a double fronted, two double bed roomed cottage with a south-easterly aspect to the front. The property enjoys a hamlet style setting in a semi-rural location, yet only a short distance from amenities within the Salendine Nook shopping centre, schooling and perfect for access to the M62. The accommodation is arranged over three floors and is particularly light and bright, comprising a dining kitchen with integrated appliances and living room with French doors on the ground floor. There is a multipurpose room on the lower ground floor with an external entrance door. On the first floor is a large landing area, two well-appointed double bedrooms and a stylish bathroom. The property has a gas-fired central heating system with a condensing boiler, a security system and uPVC double glazing (apart from the door to the lower ground floor). Externally, there is a stone flagged seating area and informal on street parking. The property has the advantage of no chain involvement and an inspection is an absolute must to appreciate the position, presentation and amount of accommodation on offer.

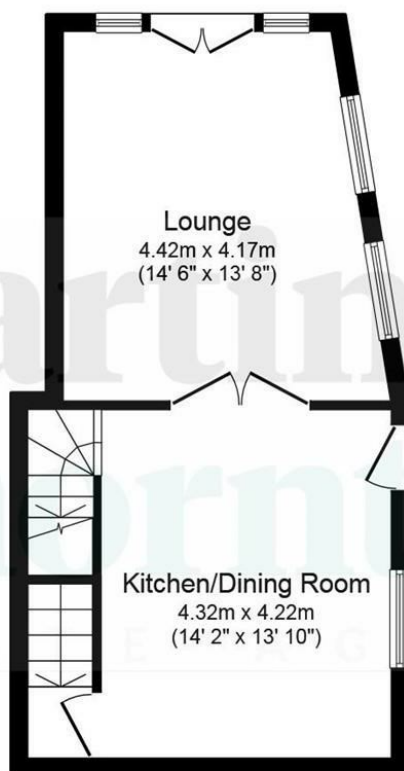
Upper Hirst, Mount Huddersfield, Yorkshire

Floorplan



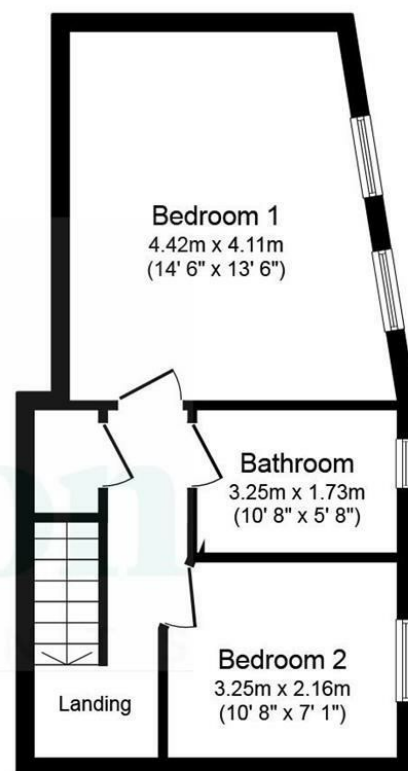
Lower Ground Floor

Floor area 37.0 sq.m. (399 sq.ft.)



Ground Floor

Floor area 35.1 sq.m. (378 sq.ft.)



Second Floor

Floor area 35.1 sq.m. (378 sq.ft.)

TOTAL: 107.2 sq.m. (1,154 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Upper Hirst, Mount Huddersfield, Yorkshire

Details



Entrance

An external stable-style timber door with an opaque glazed panel bearing the house number gives access to the dining kitchen.

Dining Kitchen

This spacious, light and bright room has a high ceiling incorporating exposed beams. There are uPVC windows benefitting from a south-easterly aspect. The kitchen section has fitted units to high and low level, worktops and matching upstands and a one-and-a-half bowl sink with a mixer tap. Integrated appliances include a four-ring gas hob with splashback and canopy style filter hood, fan oven, fridge, washing machine and wine cooler. There are illuminated display cabinets and under-unit lighting. The room has plenty of space for a large formal dining table. Of particular note is the detailed internal joinery including skirting boards, architraves and an oak spindle staircase. There is a slate tiled floor, a contemporary upright radiator and a door leading to the lower ground floor. Timber and glazed doors lead through to the living room.



Living Room

This light and bright room enjoys a dual aspect with twin uPVC windows to the front elevation and French doors leading to the balcony/terrace. The room can accommodate a good amount of furniture and has a wall-mounted electric fire, ceiling downlighting, a wealth of sockets and switches and two radiators.



Lower Ground Floor

From the dining kitchen, a staircase with downlighting leads to the lower ground floor which is particularly flexible. There are exposed floorboards, ceiling downlighting, various wall light points and a stylish radiator. The room would be ideal as a home office, hobby room or children's playroom and has an external timber door.

Upper Hirst, Mount Huddersfield, Yorkshire

Details



First Floor Landing

From the dining kitchen, a staircase rises to the first floor landing. The wide landing has oak balustrading and latched and braced oak doors to the first floor rooms. A store cupboard houses the Worcester condensing boiler, which we are advised by our clients was installed earlier this year. There is ceiling downlighting and a door leading to bedroom one.



Bedroom One

This double bedroom is identical in size to the living room beneath and has two uPVC windows from which to enjoy the pleasant outlook over the hamlet and towards Holmfirth in the distance. The room has a high ceiling with two beams on display and oak flooring. The built-in furniture comprises wardrobes, bedside cabinets, drawers and cupboards. There is ceiling downlighting and a radiator.

Bedroom Two

This second double bedroom also has oak flooring and a high ceiling incorporating two beams. The uPVC window enjoys a similar outlook over the hamlet and beyond. There is also a radiator.

Bathroom

The good sized, stylish bathroom has a white three-piece suite comprising a panelled bath with shower screen and wall-mounted shower fitting, a wall-mounted hand basin and a low-level WC. There is tiling to the walls, feature floor tiling, an electric shaver point, an upright chrome ladder-style radiator. The room has a uPVC window to the front elevation.



External Details

Immediately before the cottage is a York stone flagged sitting area. The balcony/terrace can be accessed from the French doors in the living room. There is an external water tap. Informal on street parking.

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Details



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Directions

