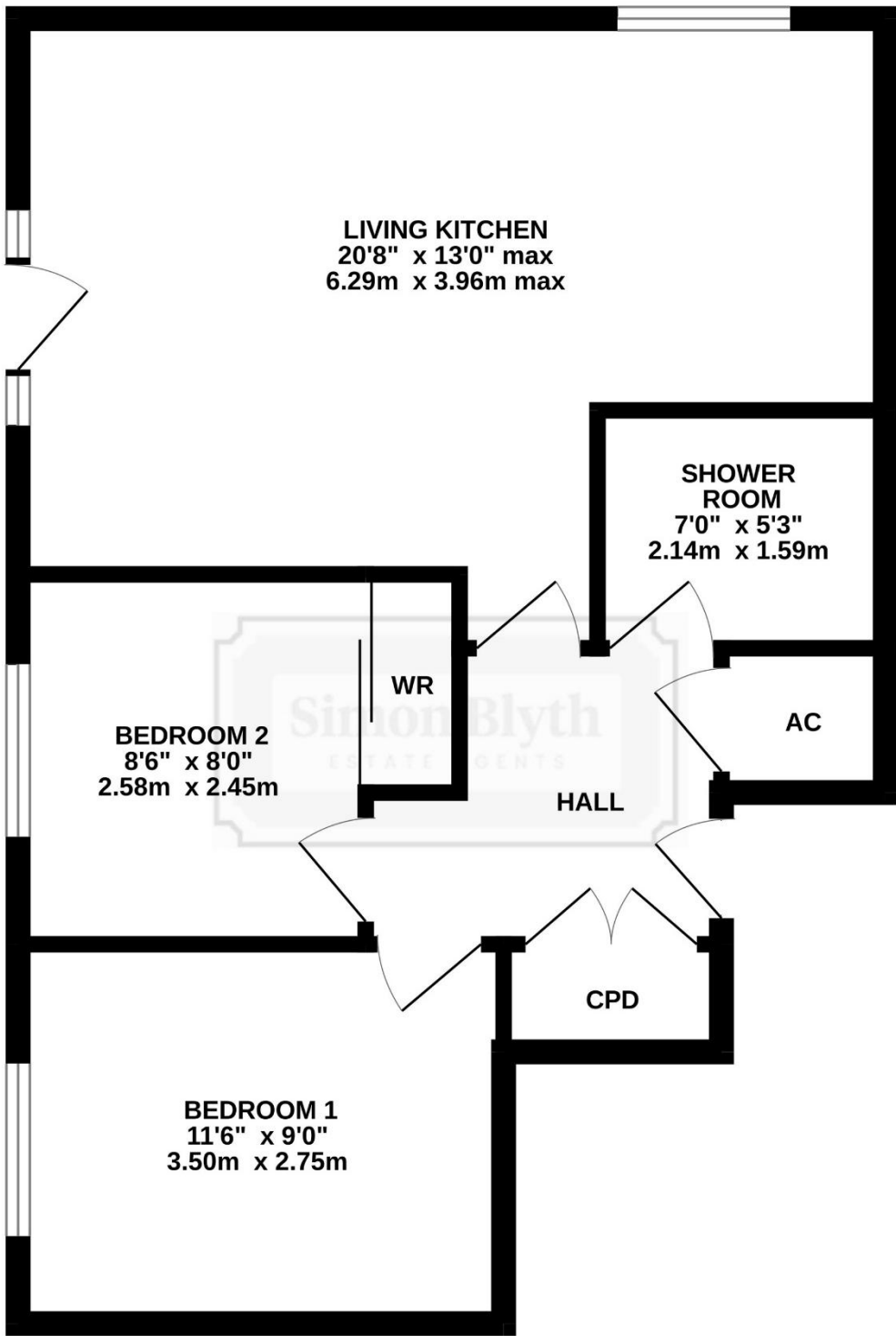


Simon Blyth
ESTATE AGENTS



RIVERSIDE COURT, WOODHEAD ROAD, HOLMBRIDGE, HOLMFIRTH, HD9



RIVERSIDE COURT

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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PROPERTY DESCRIPTION

A WELL PRESENTED, FIRST FLOOR, TWO BEDROOM APARTMENT, SITUATED IN A BEAUTIFUL HISTORIC BUILDING, AND SITUATED IN THE SOUGHT-AFTER VILLAGE OF HOLMBRIDGE. OFFERED WITH NO ONWARD CHAIN, THE APARTMENT BENEFITS FROM AN ALLOCATED PARKING BAY WITHIN THE COURTYARD AND PLEASANT VIEWS ACROSS THE VALLEY.

The accommodation briefly comprises of entrance hall, cloaks cupboard, open-plan living/dining-kitchen, two bedrooms and the shower room. Externally there is a courtyard to the side providing allocated parking and benefits from open aspect views to the side across the valley.

Offers Around £140,000

ENTRANCE

Enter the apartment from the communal entrance into the entrance hall with doors providing access to two well-proportioned bedrooms, the open plan living, dining and kitchen and the shower room. There is also doors providing access to a useful hot water cylinder cupboard which has a great deal of additional storage and a cloaks cupboard. There is a ceiling light point and an intercom system for the main communal door.

OPEN PLAN LIVING DINING KITCHEN

Measurements – 20'8" x 13'0"

As the photography suggests, the open plan living, dining and kitchen room is a generous proportioned dual aspect space with double glazed windows to the side and rear elevations and with an external double-glazed door for individual pedestrian access from the communal courtyard area. The living dining area features high quality flooring, a ceiling light point and a wall mounted electric heater.





KITCHEN AREA

The kitchen area features a wide range of fitted wall and base units with rolled edge work surfaces over, which incorporates a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances which includes a four-ring ceramic hob with stainless steel splashback and canopy style cooker over and a built-in electric fan-assisted oven. There is space for a tall standing fridge and freezer unit and plumbing and provisions for an automatic washing machine. Additionally, the kitchen features display shelving, tiling to the splash areas, a ceiling light point and a wall-mounted electric heater.



BEDROOM ONE

Measurements – 11'6" x 9'0"

Bedroom one is a light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the side elevation which has a pleasant open aspect view across the courtyard and with far reaching views over rooftops, in the distance. There is a central ceiling light point, a wall mounted electric heater, and the room is decorated to a high standard throughout.



BEDROOM TWO

Measurements – 8'6" x 8'0"

Bedroom two again enjoys a great deal of natural light which cascades through the double-glazed bank of windows to the side elevation and it is decorated with a neutral finish which is light and airy. There is a ceiling light point, a wall mounted electric heater and a useful fitted wardrobe with overhead cabinets for storage.



SHOWER ROOM

Measurements – 7'0" x 5'3"

The shower room features a modern contemporary three-piece suite, which comprises fixed frame shower cubicle with thermostatic shower, a broad wash hand basin with chrome monoblock mixer tap and vanity drawers beneath, which incorporates a low-level w.c. with concealed cistern and push button flush. There is attractive tiled flooring and marble effect tiling to the walls, a chrome ladder style radiator, inset spotlight into the ceiling, and an extractor vent.



EXTERNAL

Externally to the side is a courtyard in which the subject apartment has an allocated parking space.





ADDITIONAL INFORMATION

EPC rating – TBC
Property tenure – Freehold
Local authority – Kirklees Council
Council tax band – A

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

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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.

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 TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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