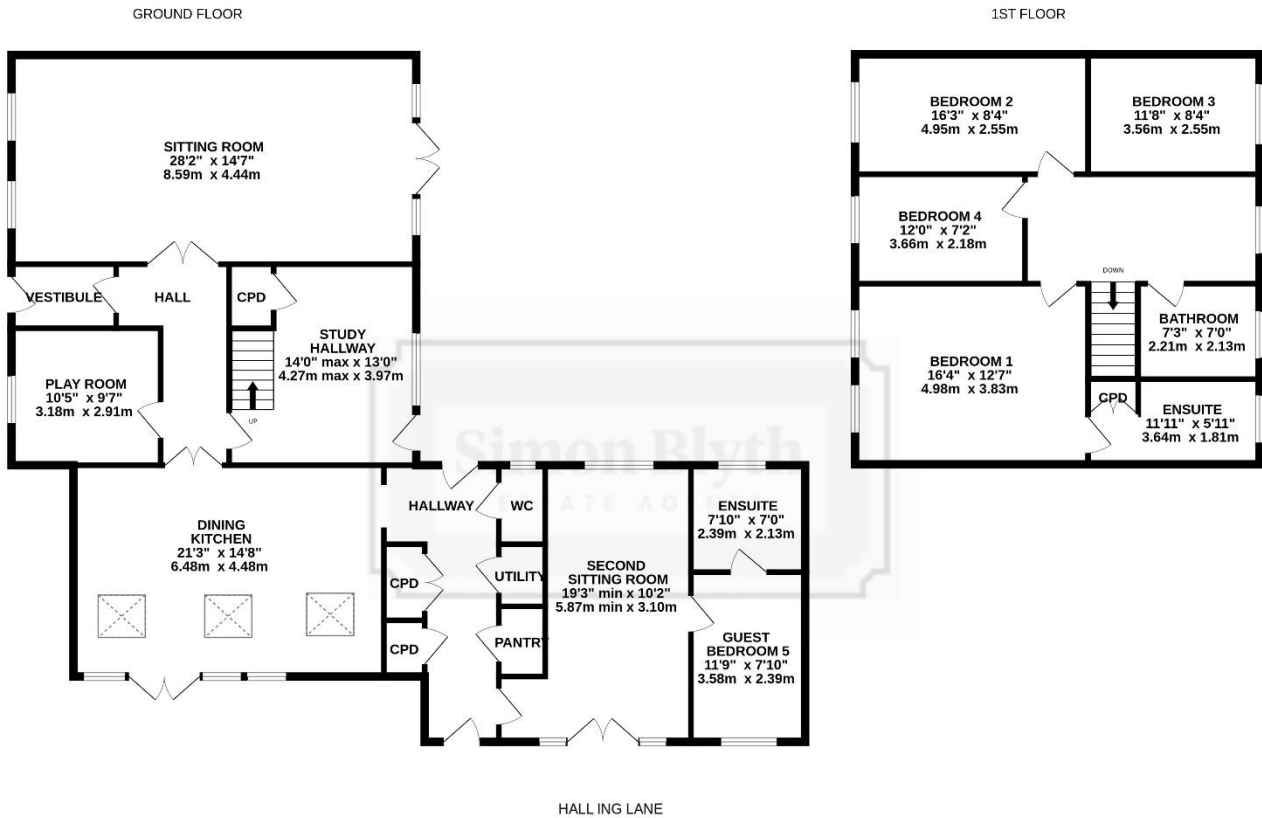


Simon Blyth
ESTATE AGENTS



HAZEL COTTAGE, HALL ING LANE, HONLEY, HD9 6QR



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PROPERTY DESCRIPTION

Hazel Cottage is beautifully positioned just out of Honley on the road up towards Farnley Tyas and Thurstonland. It has been superbly extended and occupies a lovely position, adjoining neighbouring farmland. It has a good-sized enclosed garden with fabulous, stone-flagged sitting out spaces and lawns to two sides. The enclosed, rear garden is particularly safe for children, pets and the like. The property is served by a spacious garage and the driveway has automatic gates. The accommodation is particularly impressive. It has four bedrooms at the first-floor level, bedroom one with an en-suite, there is also a house bathroom at this level. On the ground floor, there is a sitting room, second sitting room, bedroom five with en-suite, dining kitchen, everyday entrance hall with utility room, pantry and downstairs w.c., study hallway and it should be noted that the sitting room has glazed doors out to the garden.

In a beautiful position with fabulous, rural walks close by, Honley train station just a short walk away and Honley school just a short walk away, the property is beautifully presented and must be seen to be fully appreciated and understood.

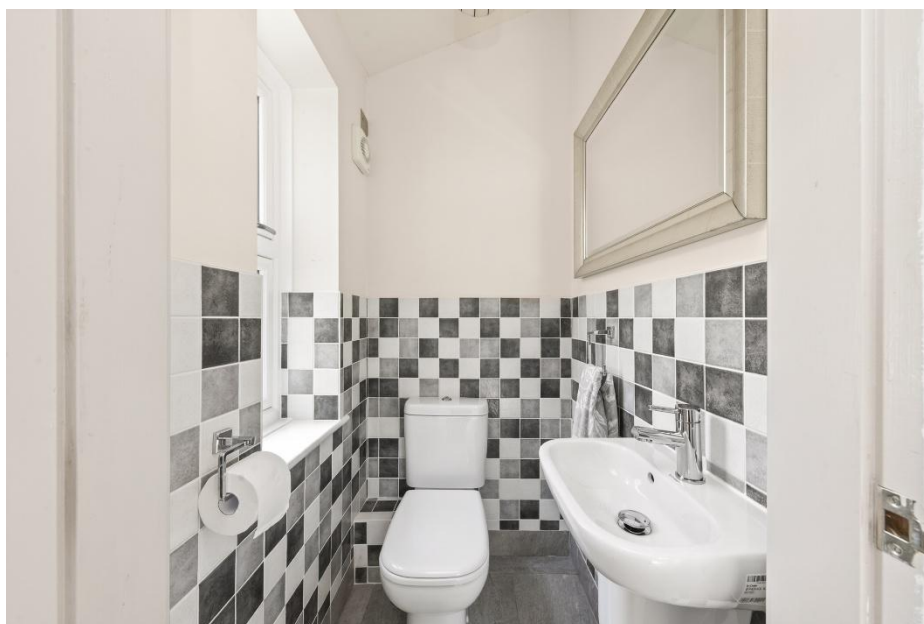
EPC: TBC Council Tax Band: E Tenure: Freehold

Offers around £820,000

ENTRANCE

A pleasant, cottage-style, timber door gives access into the everyday entrance hallway. This everyday entrance hallway has a through effect and a further characterful, timber and glazed door out to the property's rear gardens. With delightful, ceramic tiled flooring, high ceiling height with inset spotlighting, there is a cloaks cupboard, an ample amount of storage, downstairs w.c., utility room and pantry off.

The formal hallway has an entrance door with inset, glazed porthole, entrance lobby with inset spotlighting and the hallway here is particularly broad and has attractive, timber flooring and inset spotlighting to the ceiling. Twin glazed doors lead through to the sitting room.



SITTING ROOM

Measurements – 28'2" x 14'7"

An enormous room with an outlook to the front courtesy of characterful windows, three in total and a lovely view out over the property's rear gardens and direct access out to the gardens courtesy of twin, glazed doors with matching windows to either side. The room enjoys a good amount of natural light and has a spectacular view over the neighbouring fields and woodland. There is inset spotlighting to the ceiling, and the sitting room is presented to a high standard. Twin glazed doors also lead through to the dining kitchen.





DINING KITCHEN

Measurements – 21'3" x 14'8"

This room, which could be a dining/living kitchen, dependent upon furniture arrangement, has again, a huge amount of natural light. There are three very large Velux-style windows to the high, angled ceiling line, multiple banks of windows and twin, glazed doors with the upper portions being of a stable-door design. The kitchen is beautifully appointed, as the photographs suggests and has a wealth of stylish units including a fabulous island unit, with a large amount of cupboards and storage, drawers, induction hob, in-built, twin ovens, integrated fridge of a double height, double height integrated freezer, integrated dishwasher and a fabulous, large, stainless steel, Smeg double sink unit with mixer tap above. The room has two chandelier points and is particularly well presented.





SECOND SITTING ROOM

Measurements – 19'3" x 10'2"

A very versatile room. This fabulous room, once again, to two sides and a bank of windows overlooks the property's rear gardens and twin, glazed doors with windows to either side give access out to the property's formal gardens with stone-flagged area. The room has a very high ceiling height. It has been used as a games room in the past and has also been designed to accompany the guest bedroom with en-suite which is adjoining. This could be home for a dependant relative/annex.



BEDROOM FIVE

Measurements – 11'9" x 7'10"

Bedroom five is on the ground floor, as mentioned, and is a lovely room which has a pleasant outlook. The en-suite which adjoins is superbly appointed and has a three-piece suite in white comprising a wall-mounted wash handbasin, low-level w.c., a good-sized shower with attractive chrome fittings, high ceiling height with inset spotlighting, a good-sized window, extractor fan and heated towel rail in chrome.



PLAYROOM / BEDROOM SIX

Measurements – 10'5" x 9'7"

This is a good-sized room which, again, is very versatile. It occupies a prime location within the home and has inset spotlighting to the ceiling and twin windows.



STUDY / HALLWAY

Measurements – 14'0" max x 13'0"

As the photograph suggests, is currently used as a secondary, home-office space. It has windows overlooking the enclosed, rear gardens and a timber and glazed door giving access out to the gardens. There is inset spotlighting to the ceiling and feature, display shelving. There is a large, understairs storage cupboard providing a good amount of storage space and provides access to the underfloor heating valves. The underfloor heating, it should be noted, is throughout the home on both the ground and first floor levels, with exception of the pantry.



STAIRCASE

With spindle balustrading, the staircase rises to the first-floor landing. Once again, this is a very large space with inset spotlighting to the high, angled ceiling. There are two chandelier points and twin windows giving a lovely view out over the rear gardens and beyond.

BEDROOM ONE

Measurements – 16'4" x 12'7"

This is a fabulous double room with twin windows, high, angled ceiling line with inset spotlighting and provision for a wall-mounted TV.



EN-SUITE

The en-suite is superbly appointed with high quality, ceramic tiling where appropriate, particularly to the floor and half height. There is a good-sized shower with chrome fittings, stylish wash handbasin and w.c., extractor fan, inset spotlighting and windows giving a lovely view out over the rear gardens and fields beyond. There is a chrome, heated towel rail and good-sized, shelved linen cupboard.



BEDROOM TWO

Measurements – 16'3" x 8'4"

With an outlook to the front, this good-sized room has inset spotlighting to the ceiling.



BEDROOM THREE

Measurements – 11'8" x 8'4"

Once again, a similar, good-sized room with twin windows giving a pleasant view out over the rear gardens and rural view beyond.



BEDROOM FOUR

Measurements – 12'0" x 7'2"

A good-sized, single room with an outlook to the front, inset spotlighting to the ceiling. The room has a bank of inbuilt wardrobes which could easily be removed by the purchaser, if so desired.



HOUSE BATHROOM

Measurements – 7'3" x 7'10"

The property's house bathroom is beautifully finished and has attractive flooring, ceramic tiling to the half-height, stylish, heated towel-rail in chrome, stylish, low-level w.c. and wash handbasin and a slipper-style bath with cascading tap to one side. This bath is placed appropriately to enjoy the view out to the rear. There is inset spotlighting to the ceiling and extractor fan.



EXTERNAL

The property occupies, not only a delightful address, including a well-regarding lane, just out of Honley on the way up towards Farnley Tyas and Thurstonland. It has a lovely plot and adjoins neighbouring farmland with woodland in the distance. The gardens are to two side, enclosed to the rear and to the side/driveway side. There is a delightful pull-in area with granite cobbles which gives access to the automatically operated gate. This gives access to the granite-cobbled driveway initially, which leads through to the beautifully built dry-stone wall-style stonework.



GARAGE

Measurements – 22'7" x 13'4"

This garage, which is of a particularly good size, has an automatically operated, up-and-over door, personal door to the side and is fitted with power and light. The garage is also covered by an alarm system.



GARDENS

As the photographs demonstrate, the gardens are well tended and well planted. There is an exceptionally large driveway with tarmacadam surface, providing parking and turning for multiple vehicles. There are well-established boundaries including dry-stone walling, hedging, shaped lawns and a fabulous stone-flagged patio/terrace that runs the full side of the house, providing a delightful amount of outdoor dining and party space. The enclosed garden is, once again, well bounded with a combination of timber fencing and attractive stone walling with beautiful, stone-flagged pathways and sitting out spaces. There is also a characterful garden shed and there is external lighting and an external water tap point.







OUTLINE



ADDITIONAL INFORMATION

It should be noted that the property has double glazing and gas-fired central heating which powers the underfloor heating which is to be found on both the ground and first floor levels. The property also has an alarm system. Carpets, curtains and certain other extras may be available by separate negotiation.

ADDITIONAL INFORMATION

EPC rating – TBC

Property tenure – Freehold

Local authority – Kirklees

Council tax band – E

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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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.

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