

162 Huddersfield Road,
Holmfirth HD9 3JD

OFFERS IN THE REGION OF
£225,000



A RECENTLY REFURBISHED AND MOST STYLISH TWO BEDROOM COTTAGE SET OVER THREE FLOORS WITH PLEASANT COURTYARD GARDEN AND PERMIT PARKING ONLY A SHORT STROLL FROM POPULAR HOLMFIRTH CENTRE.

FREEHOLD / COUNCIL TAX BAND: A / EPC: D

PAISLEY
PROPERTIES

HALLWAY



You enter the property through an attractive composite style front door with leaded lights into this welcoming hallway which features attractive tiled flooring underfoot, space for hanging cloaks, stairs leading to the first floor and door to living room.



LIVING ROOM 14'8 x 15'3 maximum



Positioned to the ground floor this is a cosy yet spacious through living room having the benefit of double glazed windows to both the front and rear elevations, featuring an alcove fireplace with stone hearth and rustic mantel surround and housing a stove effect electric fire, having fitted wood effect laminate flooring underfoot, generous space for free standing furniture and door with stairs to lower floor.



STAIRS TO LOWER GROUND FLOOR

Turned stone steps with double glazed rear window lead down to the lower ground floor with feature rustic timber slat door giving access to the dining kitchen.

DINING KITCHEN 14'6 x 17'4 maximum



Positioned to the lower ground floor this impressive space is truly the hub of this home being furnished with a comprehensive range of contemporary Royal blue wall, base and drawer units with contrasting timber work surfaces and tiled splashbacks, inset single drainer sink unit, integrated oven, ceramic hob with extractor hood over, fitted wine cooler, plumbing for washing machine, matching central island with breakfast bar seating, exposed beams to the ceiling with recessed spotlighting, wood effect flooring underfoot, further store cupboard housing gas combination boiler, double glazed window to the rear overlooking courtyard and internal door with feature leaded upper light leading into rear lobby.





REAR LOBBY 2'4 x 6'6 under stairs



A useful space providing storage beneath the stairs and glazed rear door with feature etching leading directly to the rear courtyard garden.

FIRST FLOOR LANDING



Stairs lead from the ground floor hallway up to the split level landing having a feature arched window to the rear, spindled balustrade, ceiling loft hatch and doors to both bedrooms and bathroom.



BEDROOM ONE 10'2 x 11'1 maximum



Positioned to the front this is a generous double bedroom having attractive wood effect flooring underfoot, ample space for freestanding furniture, coving to the ceiling and twin double glazed windows to the front elevation.



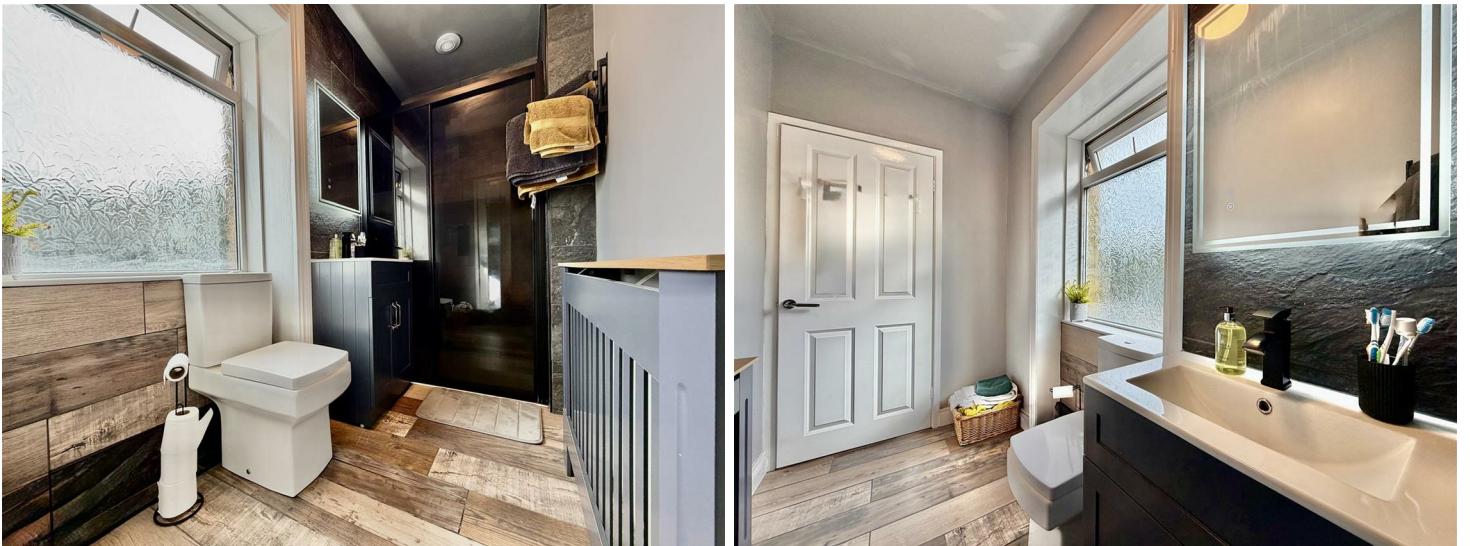
BEDROOM TWO 6'7 x 6'10 apx



Again positioned to the front, this is a well proportioned second single bedroom or indeed home office having fitted wood effect flooring underfoot, and double glazed window to the front.



SHOWER ROOM 11'0 x 5'2 apx



Positioned to the rear, this is a good sized room with space to reconfigure and accommodate a bath if required, being stylishly renovated to include a low level w.c, hand wash basin set within vanity surround with feature illuminated mirror, walk-in shower area with rainfall shower, two tone slate and timber effect tiling, matching flooring and double glazed frosted window to the rear.

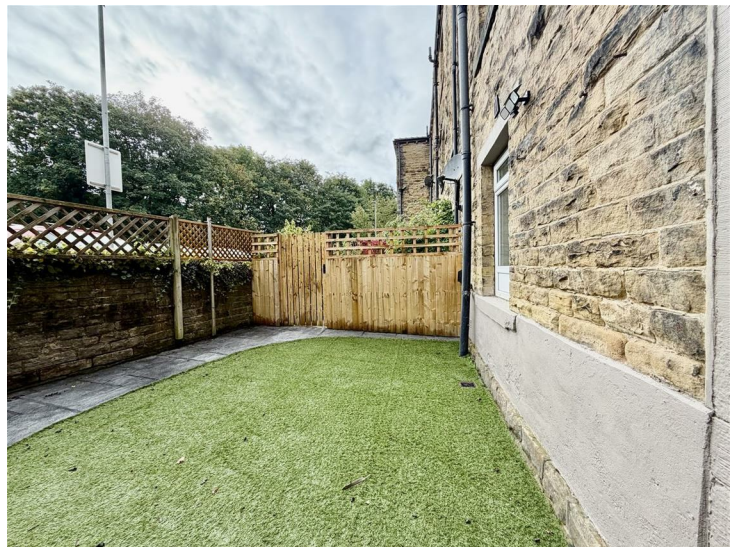


FRONT AND PARKING



To the front the property is street-lined having permit parking facility to the frontage (available from Kirklees Council).

REAR GARDEN



Accessed both via the lower ground floor and by pedestrian access over neighbouring properties this is a most pleasant courtyard garden, designed for ease of maintenance and including a central shaped artificial lawn with contrasting paved surround affording an ideal sitting out space or for al fresco summer dining.



MATERIAL INFORMATION

TENURE:
Freehold

ADDITIONAL COSTS:
None

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Stone

PARKING:
On street permit parking

DISPUTES:
There have not been any neighbour disputes.

RIGHTS OF WAY:
We are advised that the property has a pedestrian right of way to the rear over neighbouring gardens, giving access to the side, as do neighbouring gardens over No.162.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

AGENTS NOTE

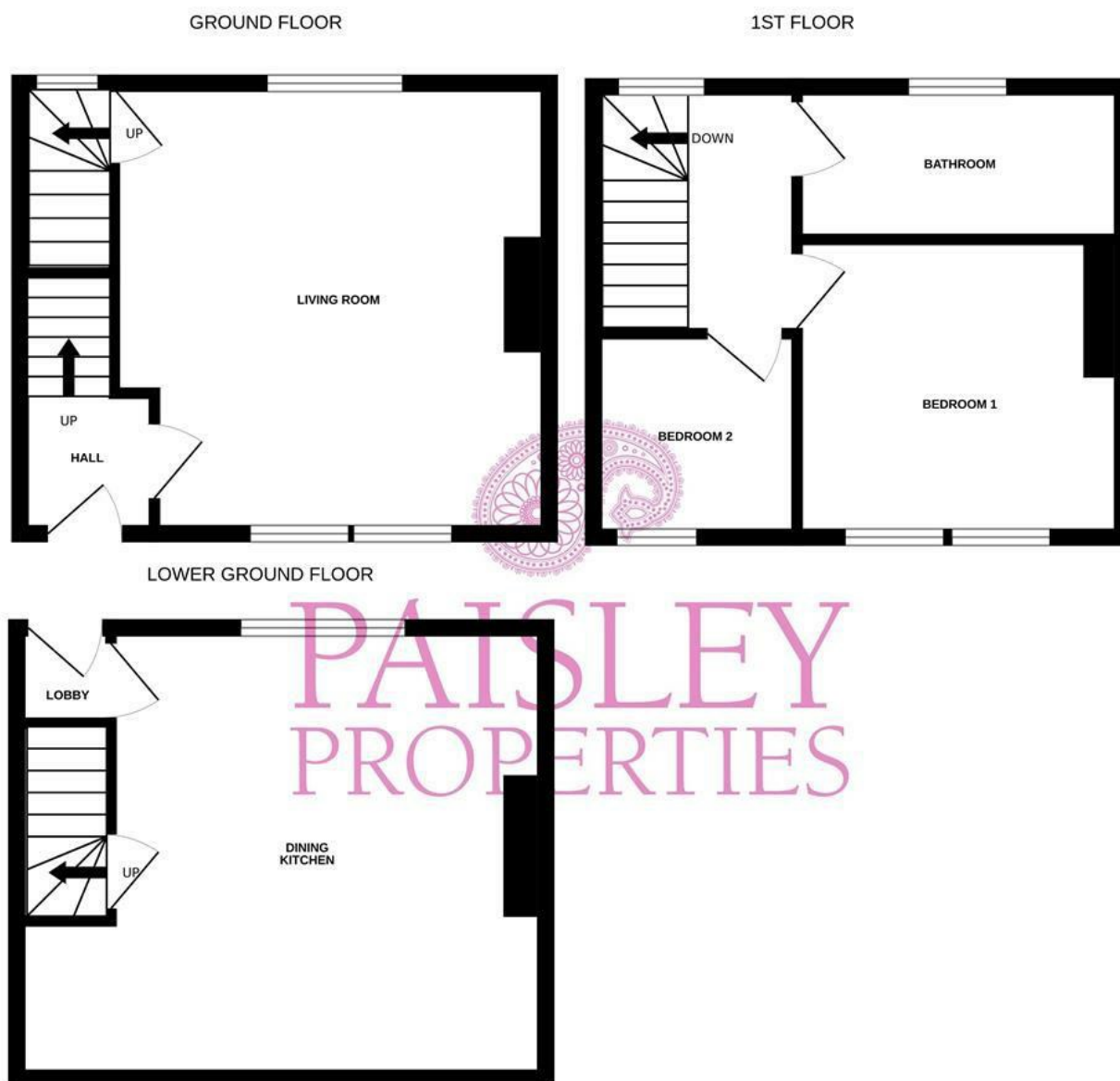
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

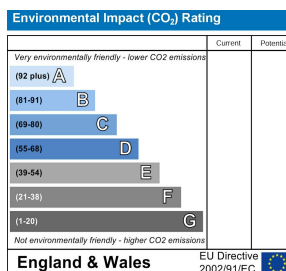
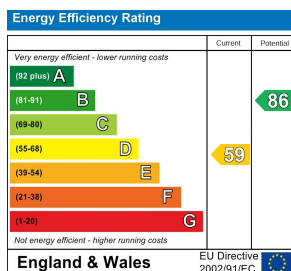
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.



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.

Made with Metropix ©2026



www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mappleton Office:
4 Blacker Road,
Mappleton,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY
PROPERTIES