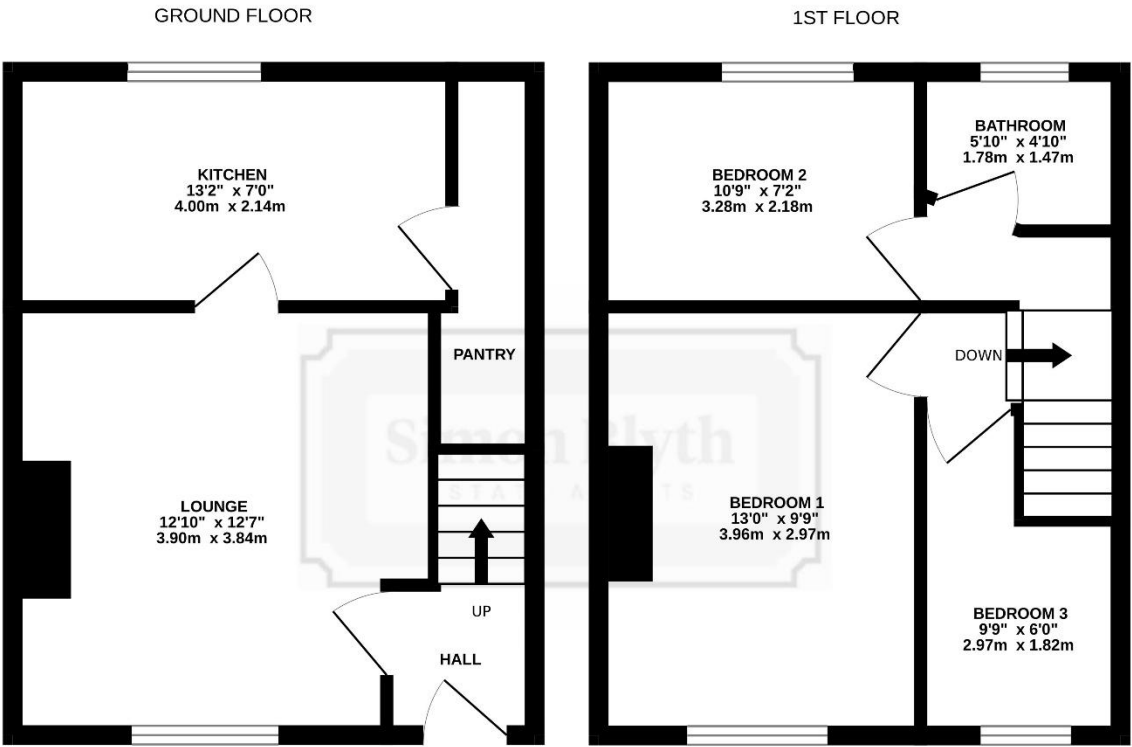


**Simon Blyth**  
ESTATE AGENTS



**SUNNY SIDE, UNDERBANK OLD ROAD, HOLMFIRTH, HD9 1AS**



UNDERBANK OLD ROAD

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

OCCUPYING A PARTICULARLY PLEASANT POSITION, WITH PRINCIPAL ROOMS ENJOYING FABULOUS VIEWS ACROSS THE VALLEY. 'SUNNY SIDE' IS A THREE BEDROOM, PERIOD COTTAGE SITUATED ON UNDERBANK OLD ROAD, HOLMFIRTH. A SHORT DISTANCE FROM THE BUSTLING VILLAGE CENTRE AND HAVING PLEASANT WALKS NEARBY. OFFERED WITH NO ONWARD CHAIN. The property accommodation briefly comprises of entrance, lounge with cast-iron log burning stove, kitchen and pantry to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally there is an enclosed lawn garden with flagged patio to the front.

EPC rating: C Council tax: B Tenure: Freehold

**Offers Around £185,000**

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## ENTRANCE

Enter the property through a PVC front door with double glazed window with obscure glass above into the entrance. The entrance features high quality LVT flooring, a ceiling light point, radiator and a carpeted staircase with wooden handrail proceeds to the first floor and an Oak door then leads into the lounge.

## LOUNGE

*Measurements – 12'7" x 12'10"*

As the photography suggests, the lounge is a generously proportioned light and airy reception room, which features decorative coving to the ceilings, a central ceiling light point, radiator, and a double-glazed window to the front elevation, which has fabulous views across the property's gardens and with open aspect views across the valley. An oak door provides access to the kitchen, and the focal point of the room is the inset fireplace with a Flavel, cast iron log burning stove, which is set upon a raised stone hearth.



## KITCHEN

*Measurements – 13'2" x 7'0"*

The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complimentary oak work surfaces over, which incorporate a one-and-a-half-bowl inset stainless steel sink unit with chrome tap. The kitchen is equipped with built-in appliances, which includes a four-ring gas hob, with canopy style cooker hood over, a built-in electric fan assisted oven, an integrated dishwasher and there is space and provisions for an automatic washing machine. Additionally, the kitchen features glazed display cabinets with inset spotlighting, high gloss brick effect tiling to the splash areas, under unit lighting and LVT flooring. There is a double-glazed window with obscure glass to the rear elevation, a ceiling light point, radiator and a door provides access to a useful understairs pantry.

## PANTRY

The pantry features lighting and power, radiator and provides a great deal of additional storage under the stairs.







### FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first-floor landing, which provides access to three bedrooms and the bathroom. There is a ceiling light point and a loft hatch providing access to the attic space.

### BEDROOM ONE

*Measurements – 13'0" X 9'9"*

As the photography suggests, bedroom one is a generously proportioned light and airy double bedroom which has ample space for freestanding furniture. The room features a double-glazed window to the front elevation with fantastic open aspect views across the valley, a ceiling light point, radiator and decorative wall panelling. The focal point of the room is the cast iron decorative fireplace.



## BEDROOM TWO

Measurements – 10'9" x 7'2"

Bedroom two is situated at the rear of the property and again can accommodate a double bed with space for freestanding furniture. There is a decorative picture rail, a ceiling light point, radiator and a double-glazed window to the rear elevation.



## BEDROOM THREE

Measurements – 9'9" x 6'0"

Bedroom three is currently utilised as a walk-in wardrobe / dressing room but can be utilised as a home office, single bedroom or nursery. There is a double-glazed window to the front elevation, again taking full advantage of panoramic views across the valley. There is a central ceiling light point.





## HOUSE BATHROOM

*Measurements – 5'10" x 4'10"*

The bathroom features a modern contemporary three-piece suite, which comprises of a panelled bath with thermostatic shower over, a broad pedestal wash hand basin with chrome monobloc mixer tap and a low level w.c. with push button flush. There is high quality flooring, attractive tiling to the walls, a ceiling light point, radiator and a double-glazed window with obscure glass to the rear elevation.



## EXTERNAL

Externally, the property features an enclosed low maintenance garden, which features a stone flagged patio area immediately to the front of the property for enjoying the afternoon and evening sun. The garden is laid predominantly to lawn with well-stocked flower and shrub beds with part walled and part fence boundaries and a privacy bearing laurel hedge at the bottom of the garden. There are fabulous open aspect views and external security light.





### **ADDITIONAL INFORMATION**

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – B

**Please note that there is a pedestrian right of access across the garden for neighbouring cottages.**

### **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.

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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