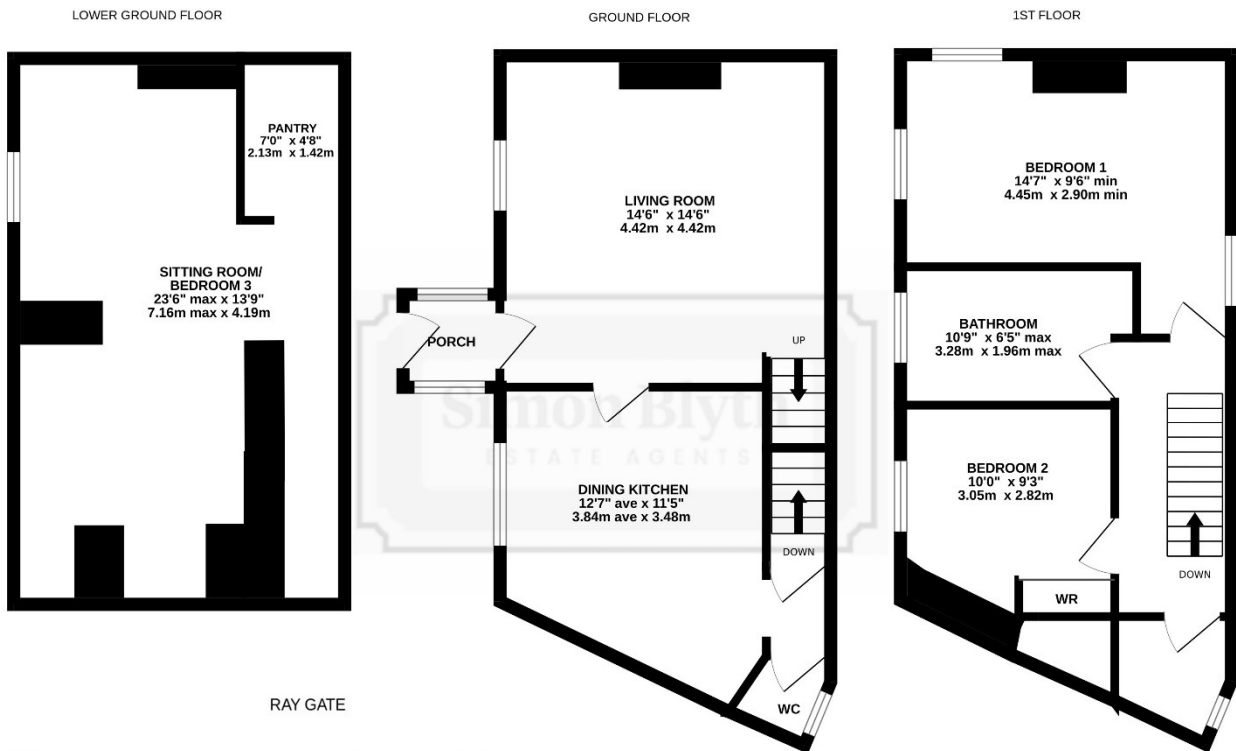


Simon Blyth
ESTATE AGENTS



7 Ray Gate, Mount, Huddersfield, HD3 3TF



RAY GATE

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 characterful and beautifully presented stone built double fronted end terraced cottage enjoying stunning far-reaching views.

This lovely home has been modernised and updated in recent years to a high standard and provides accommodation arranged over three floors and is in an excellent commutable location close to junctions 23 and 24 of the M62. There are local shopping facilities in Salendine Nook and Lindley together with local schools. The cottage has a gas central heating system, uPVC double glazing and briefly comprises to the ground floor entrance porch, living room, dining kitchen and downstairs w.c. Lower ground floor spacious sitting room or bedroom three with pantry off. First floor landing leading to two double bedrooms and bathroom. Externally there is a low maintenance garden which once again enjoys lovely far reaching south westerly views.

Offers Around £350,000

GROUND FLOOR

ENTRANCE PORCH

With a uPVC and sealed unit double glazed door together with uPVC double glazed windows, tiled floor, ceiling light point and from here an oak and sealed unit double glazed stable door opens into the living room.

LIVING ROOM

Measurements- 14'6" x 14'6"

A comfortable and well-proportioned reception room which has a uPVC sash window with stunning far reaching south westerly views across Huddersfield and beyond, there is a ceiling light point, oak effect laminate flooring, two column style radiators, to one wall there is a panelled wall with delft rack and as the main focal point of the room a lovely stone fireplace which is home to a multi fuel stove resting on a stone hearth. To one side a timber panelled door opens into the dining kitchen.





DINING KITCHEN

Measurements- 11'5" x 12'7" average

This is situated adjacent to the living room and has a uPVC double glazed sash window which once again takes advantage of some lovely far reaching south westerly views over Huddersfield and beyond. There is a column radiator, ceiling light point, oak effect laminate flooring and fitted with a range of 'mussel' shaker style base and wall cupboards with drawers and pan drawers and complimented by overlying quartz worktops with a combination of quartz and tiled splashbacks above and timber panelling. There three wall light points Smeg stainless steel range style cooker with induction hob and electric double oven beneath together with extractor hood over, double bowl Belfast sink with antique style mixer tap, glazed display cupboards with glass shelving, integrated Bosch dishwasher, integrated Smeg fridge freezer, integrated Beko washing machine and integrated pull out bin and concealed lighting beneath the wall cupboards. To one side there is a lobby with a ceiling light point and doors giving access to a downstairs w.c. and to a staircase leading to the lower ground floor.





DOWNSTAIRS W.C.

Measurements- 3'7" x 3'6"

With a frosted uPVC double glazed window, storage cupboard above the door, wall light point, tongue and groove boarding to dado height, oak effect laminate flooring, column radiator and fitted with a suite comprising corner hand wash basin with chrome mixer tap and low flush w.c. with concealed cistern.

LOWER GROUND FLOOR

MULTI-PURPOSE ROOM

Measurements- 20'6" x 13'9" overall

This could be utilised as another reception room or alternatively as a third bedroom. There is a uPVC double glazed window, wall mounted ideal gas fired central heating boiler, chimney breast, two column radiators, ceiling light point, three wall light points, fitted window seat, display niche with shelving and storage cupboard. To one side there is a doorway giving access to a walk-in pantry.



WALK-IN PANTRY

Measurements- 7'0" x 4'8"

With wall light point, twin double plug sockets and fitted shelving.

FIRST FLOOR

LANDING

With a uPVC double glazed window, column radiator, beamed ceiling with two ceiling light points and with a timber panelled door giving access to a linen cupboard with fitted shelving. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'7" x 9'6" minimum

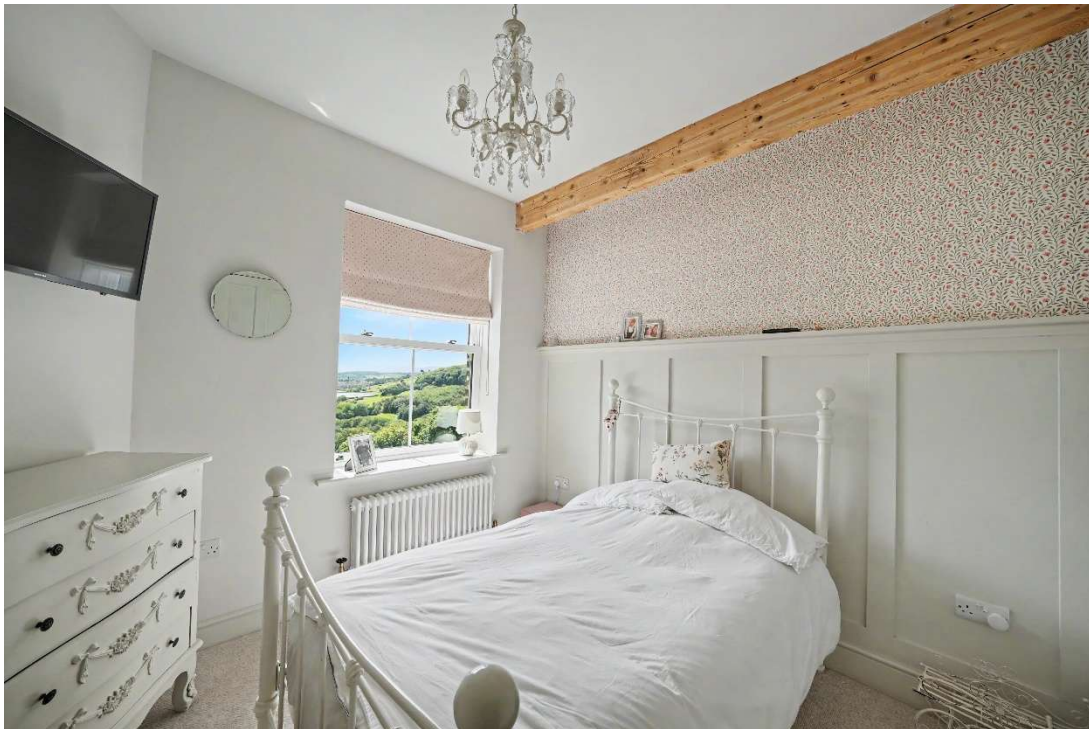
A characterful double room with uPVC double glazed sash windows to the front and side elevations with the front once again enjoying some stunning south westerly facing far reaching views. There is a further uPVC double glazed window to the rear elevation. There is a ceiling light point, inset LED downlighters, two column radiators, part panelled wall with a small display shelf and as the main focal point of the room a decorative stone fireplace.



BEDROOM TWO

Measurements- 10'0" x 9'3"

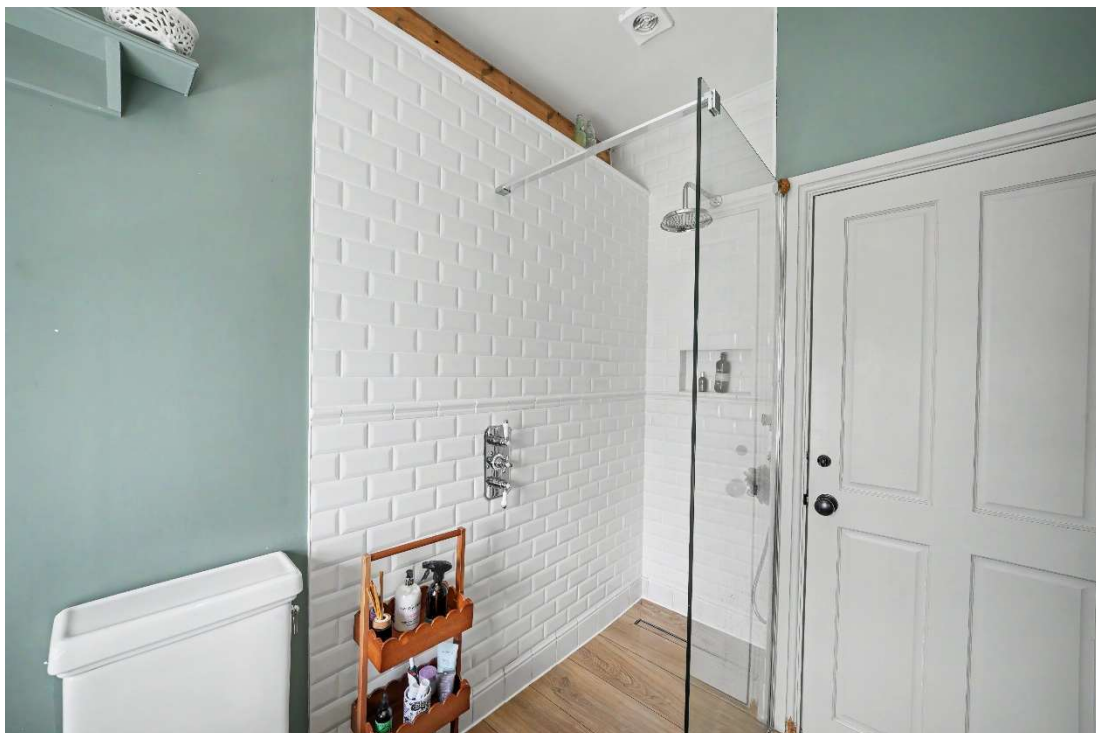
A double room with a uPVC double glazed sash window enjoying a similar aspect of that as bedroom one. There is a ceiling light point, loft access with fold down timber ladder leading to a partly boarded loft with light. There is a column radiator, part panelled wall with narrow display shelf and a fitted wardrobe which is almost floor to ceiling in height.



BATHROOM

Measurements- 10'9" x maximum x 6'5"

With uPVC double glazed sash window with far reaching south westerly facing views which can be enjoyed from a free-standing cast iron roll top bath with free standing chrome mixer tap and hand spray, there is wall mounted Burlington hand wash basin, low flush w.c., walk-in shower with glazed side panel and chrome shower fitting incorporating fixed shower rose and separate hand spray and chrome heated towel rail which incorporates a column radiator.



OUTSIDE

GARDENS

Immediately to the front of the property there is a stone cobbled patio with planted flowers and shrubs to the borders with a further area of planted flowers and shrubs immediately in front of the living room. A pathway leads across the front of the cottage giving access to the remaining houses in the terrace and beyond the pathway there are stone steps leading down to a sunken garden which is bordered by a dry stone wall and has a lawn, seating area, planted flowers and shrubs and from here are some stunning far reaching views which stretch across Huddersfield and beyond. There is also a cold-water tap and two outside power points.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Council tax band – C

Directions- Using satellite navigation enter the postcode HD3 3TF

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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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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 16:00

Sunday - 11:00 to 14:00



MAIN CONTACTS

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