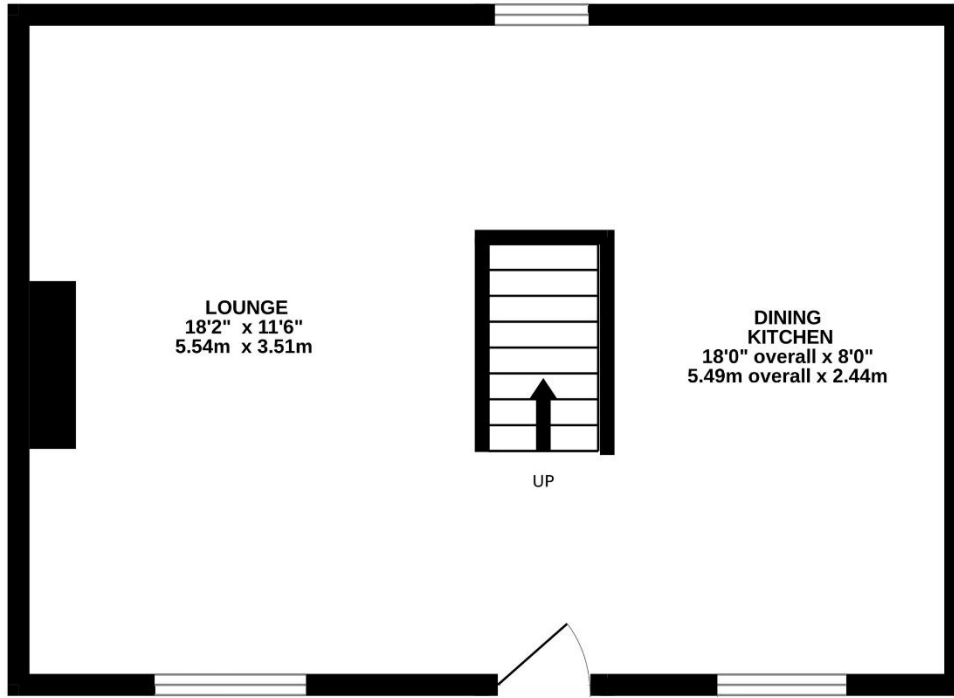


Simon Blyth
ESTATE AGENTS

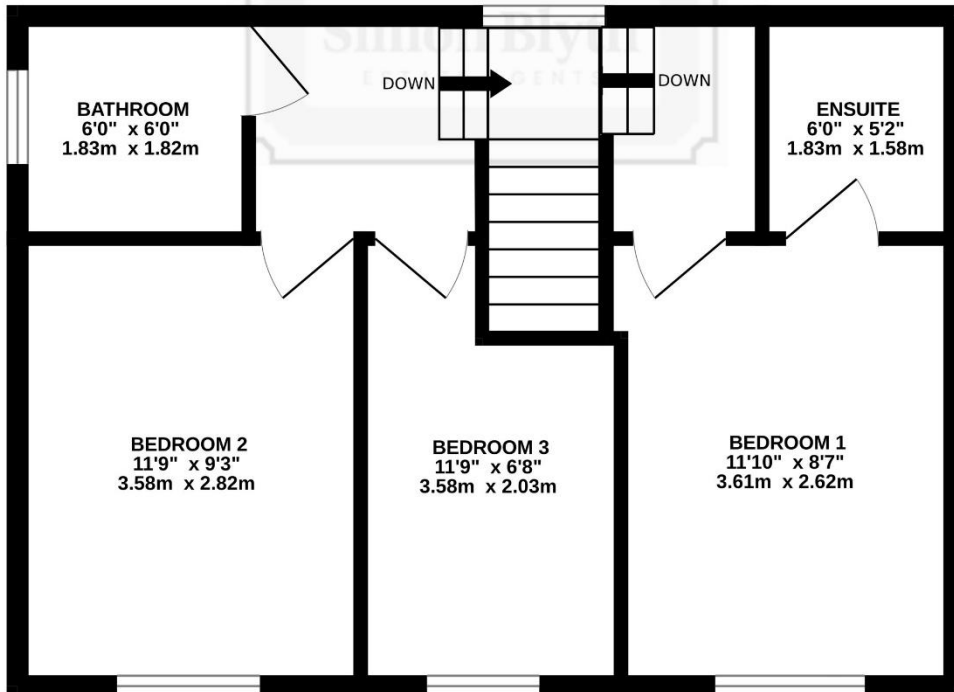


FARM COTTAGE, HEYS ROAD, HOLMFIRTH, HD9 7SF

GROUND FLOOR



1ST FLOOR



HEYS ROAD

PROPERTY DESCRIPTION

A DOUBLE FRONTED, THREE BEDROOM, END STONE TERRACE HOME, SITUATED IN THE POPULAR VILLAGE OF THONGSBRIDGE. OFFERED WITH NO ONWARD CHAIN, THIS CHARMING HOME BENEFITS FROM OPEN-PLAN DINING KITCHEN AND LIVING ROOM, OFF STREET PARKING AND PERIOD CHARM AND CHARACTER. A SHORT WALK TO AMENITIES AND WELL-REGARDED SCHOOLING, CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND IN CLOSE PROXIMITY TO THE NEIGHBOURING VILLAGE OF HOLMFIRTH.

The property accommodation briefly comprises of entrance, breakfast kitchen and open-plan living/dining room to the ground floor. To the first floor there are three bedrooms and the house bathroom, the principal bedroom has ensuite shower room facilities. Externally there is a hardstanding to the side of the property providing off street parking for two vehicles, with a quaint cottage patio immediately to the front. Additionally, there is a gravelled area ideal for a bin store.

EPC: D Council Tax Band: B Tenure: Freehold

Offers Around £230,000

ENTRANCE

Enter the property through a double glazed composite front door with obscure glazed inserts. The entrance then gives seamless access to the fabulous lounge and open plan dining kitchen with a carpeted central staircase rising to the first floor. There is a ceiling light point and fabulous exposed timber beam on display.

LOUNGE

Measurements – 18'2" x 11'6"

As the photography suggests, the lounge is a generous proportion reception room which features a bank of double-glazed stone mullioned windows to the front elevation with attractive stone sills. There are exposed timber beams to the ceilings, a central ceiling light point, radiator, high quality laminate flooring and the focal point of the room is the Inglenook stone fireplace with a cast iron log burning stove. The lounge continues to the back of the room under the stairs to a study area and it is open plan to the dining kitchen.





DINING KITCHEN

Measurements – 18'0" x 8'0"

The dining kitchen room features a wide range of fitted wall and base units with high gloss handleless cupboard fronts and with complimentary Corian work surfaces over, which incorporates an inset sink unit with bevel drainer and brushed chrome mixer tap. The kitchen is equipped with built-in appliances which includes a four-ring ceramic hob with canopy style cooker hood over and a built-in waist level double oven. There are integrated fridge and freezer units, a built-in dishwasher and an integral washing machine. The kitchen features under-unit LED lighting, high quality flooring, exposed timber beams to the ceiling, three ceiling light points, a radiator, double glazed window to the front elevation and from the dining area it then leads into the study under the stairs. The study area features a double-glazed window with obscure glass to the rear elevation and has an inset spotlight to the ceiling and ample plug points.



FIRST FLOOR LANDING

Taking the carpeted staircase from the entrance, you reach the split-level landing with a double-glazed window to the rear elevation with fabulous stone sill. To the right-hand side at the top of the stairs, a multi-panel door gives access to the principal bedroom and to the left-hand side, there are doors giving access to bedrooms two and three and the house bathroom. There is inset spotlighting to the ceiling, and a loft hatch gives access to a useful attic space.



BEDROOM ONE

Measurements – 11'10" x 8'7"

As the photography suggests, bedroom one is a generous proportioned light and airy double bedroom, which has ample space for freestanding furniture. There is a bank of double-glazed mullioned windows to the front elevation, with attractive stone sill and fabulous open aspect views over rooftops across the valley. There is a ceiling light point and radiator, and a door gives access to the en-suite shower room.



ENSUITE SHOWER ROOM

Measurements – 5'2" x 6'0"

The ensuite shower room features a modern white three-piece suite which comprises of a quadrant style shower cubicle with Mira VIE shower, a pedestal wash hand basin with chrome monobloc mixer tap and a low-level w.c with push button flush. There is inset spotlighting to the ceiling, attractive tiling to the splash areas, an extractor fan and radiator.



BEDROOM TWO

Measurements – 11'9" x 9'3"

Bedroom two is a light and airy double bedroom which features a bank of three double glazed mullioned windows to the front elevation which again takes advantage of pleasant open aspect views across the valley. There is an exposed stone sill, a radiator and ceiling light point.



BEDROOM THREE

Measurements – 11'9" x 6'8"

Bedroom three is a single bedroom with ample space for freestanding furniture and could be utilised as a home office or nursery. It features a bank of double-glazed mullioned windows to the front elevation with pleasant open aspect views over rooftops, a ceiling light point, radiator and exposed stone windowsill.



BATHROOM

Measurements – 6 x 6

The bathroom features a modern white three-piece suite and comprises of a panel bath with thermostatic rainfall shower mixer tap and with separate handheld attachment. There is a low-level w.c with push button flush and a pedestal wash hand basin with chrome mixer tap and tiled splash back. There is high quality flooring, a ceiling light point, extractor fan, radiator and a double-glazed window with obscure glass to the side elevation with tiled sill.



EXTERNAL FRONT

Externally to the front, the property features a low maintenance courtyard style garden which is flagged and has an external tap with stone wall boundary and with internal shrubs.



EXTERNAL

To the side of the property is a gravelled hard standing which provides off street parking for up to two vehicles, with the current vendor utilising the back of the hard standing which is flagged as a base for a substantial garden shed. There is also an external plug point.

As the attached photograph suggests, the property also benefits from a useful bin store which could be suitable for a small vehicle.





ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – B

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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259