

Simon Blyth
ESTATE AGENTS



CHAPELGATE, SCHOLDS, HOLMFIRTH HD9 1SX

Awaiting floorplan

PROPERTY DESCRIPTION

AN IMMACULATELY PRESENTED, TWO BEDROOM, PERIOD COTTAGE, SITUATED AT SCHOLES, HOLMFIRTH. HAVING UNDERGONE A COMPLETE REFURBISHMENT THROUGHOUT WITH MODERN, CONTEMPORARY FIXTURES AND FITTINGS BLENDED WITH PERIOD CHARM AND CHARACTER FEATURES. BOASTING STUNNING VIEWS ACROSS THE VALLEY DOWN WADMAN ROAD, THE PROPERTY IS A SHORT DISTANCE FROM AMENITIES, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND BOASTS RURAL COUNTRYSIDE WALKS ON THE DOORSTEP.

The property accommodation briefly comprises of beautifully presented, open-plan living-kitchen to the ground floor. To the lower ground floor is a useful utility room with vaulted ceiling. To the first floor there are two bedrooms and the luxury house shower room. Externally there is a low maintenance, enclosed sitting area to the front which takes advantage of pleasant open aspect views.

EPC rating: D Council tax: B Tenure: Freehold

ENTRANCE

Enter the property through a double glazed composite front door with opaque double-glazed inserts into the open plan living kitchen. As the photography suggests the open plan living kitchen room is a fabulously decorated, to a high standard room which enjoys a wealth of natural light cascading through the dual aspect windows with the bank of windows to the front elevation with open aspect views down Wadman Road and an additional window to the side elevation.

LOUNGE

Measurements –

The lounge area features fabulous carpets, an exposed timber beam to the ceilings, inset spotlighting and a radiator and the focal point of the room is the Ingle Nook stone fireplace with a cast iron log burning stove set upon a raised stone hearth.





KITCHEN

Measurements –

The living area then seamlessly leads into the kitchen which features a wide range of high quality fitted warm base units with shaker style cupboard fronts and with complimentary work surfaces over which incorporate a single bowl ceramic sink unit with brushed brass mixed tap over.

The kitchen is equipped with high-quality built-in appliances which includes a four-ring ceramic hob with discreet ducted extractor fan and a built-in electric fan assisted oven. There is herringbone style high gloss tile into the splash areas, under unit lighting and a breakfast island with pendant lights above. There is an integrated dishwasher and a built in under counter fridge unit. A staircase then rises to the first floor with wooden handrail and glazed balustrade.





LOWER GROUND FLOOR

Measurements –

A cottage style door from the kitchen area then encloses a staircase to the utility, to the lower ground floor. It features a fabulous, vaulted ceiling. There is lighting and power in situ, as well as plumbing and provisions for an automatic washing machine.



FIRST FLOOR LANDING

Taking the carpeted staircase, you reach the first-floor landing, which features a wooden banister with glazed balustrade over the stairwell head, a ceiling light point, radiator and a loft hatch with drop down ladder gives access to a useful, boarded attic space. Multi-panel doors then give access to two bedrooms and the luxury shower room.



BEDROOM ONE

Measurements –

Bedroom one is a light and airy double bedroom which has ample space for freestanding furniture. There is a double-glazed window to the front elevation with stunning open aspect views across the valley. A fabulous, exposed timber beam to the ceilings, a central ceiling light point and radiator.



BEDROOM TWO

Measurements –

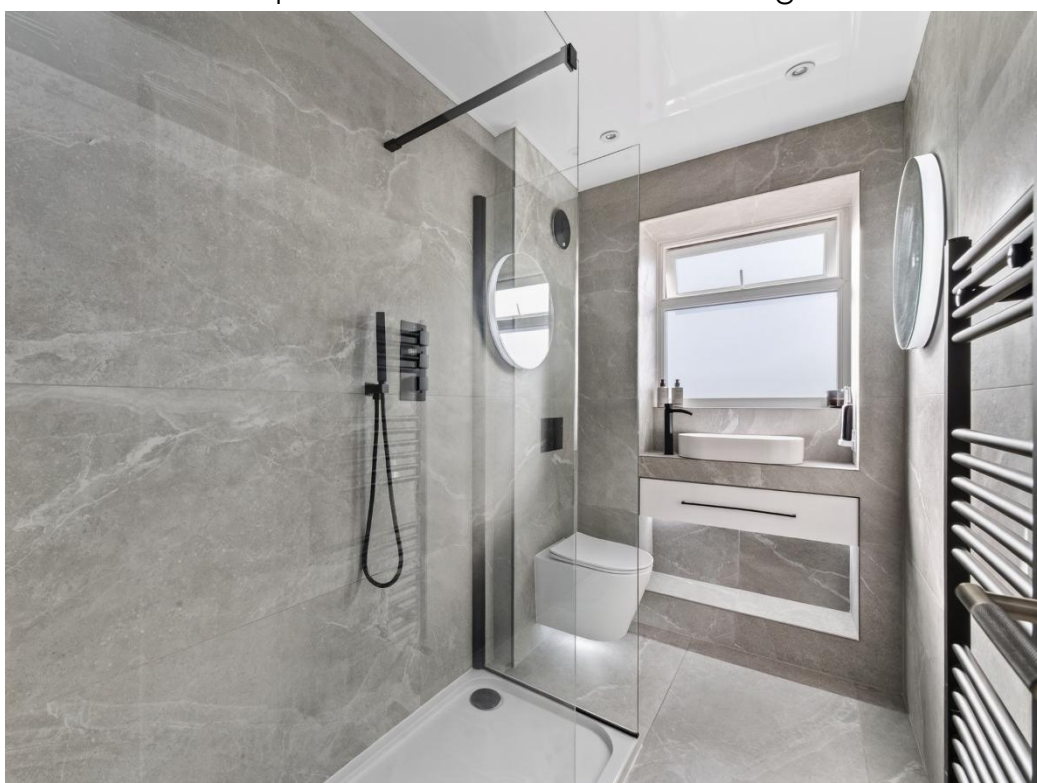
Bedroom two is currently utilised as a dresser room, come home office but can accommodate a single bed or be utilised as a nursery. There is a double-glazed window to the front elevation, again which offers stunning open aspect views, a central ceiling light point and radiator.



SHOWER ROOM

Measurements –

The shower room features a modern contemporary three-piece suite which comprises of a fixed frame walk-in shower with thermostatic rainfall shower head and separate handheld attachment, a broad oval wash hand basin with cascading waterfall mix tap and vanity drawer beneath and a wall mounted low level WC with concealed cistern and push button flush. There are attractive tiled walls and tiled flooring, a panelled ceiling with inset spot lighting and ceiling mounted speaker, extractor fan, ladder star radiator and a double-glazed window with obscure glass at the side elevation. Additionally, there is an extractor fan and an exposed timber beam to the ceilings



EXTERNAL

Externally to the front the property features a low maintenance and enclosed patio area which features a walled boundary with space for sitting out and enjoying the views down Wadman Road and across the Valley. There is a door canopy by the front door and an external light and double external plug points.



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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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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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