

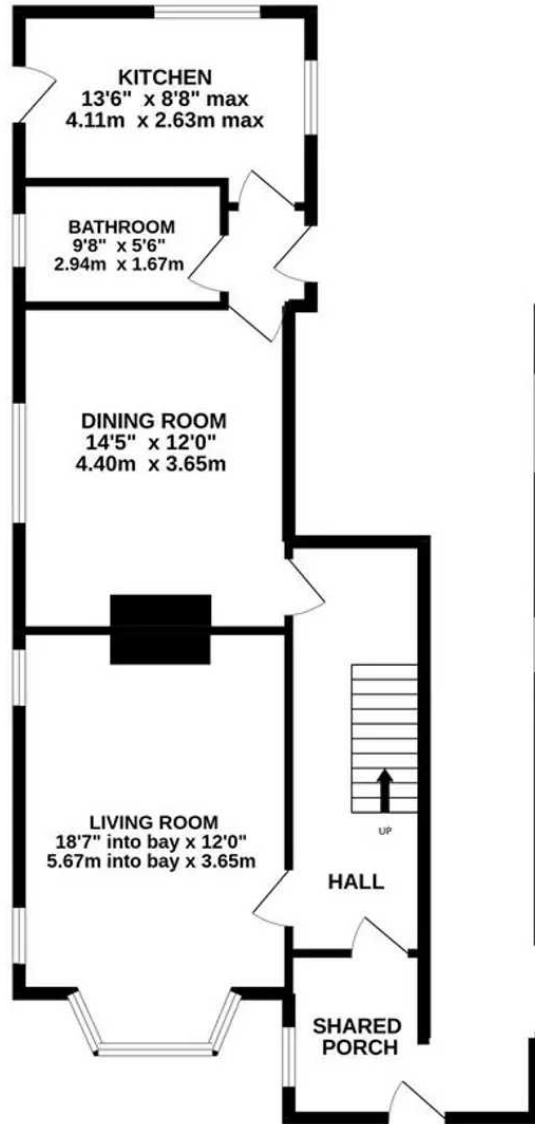


## 9 Carr Mount, Kirkheaton

Huddersfield, HD5 0PD

STARTING BID **£160,000**

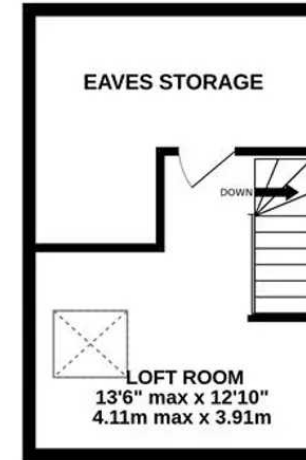
GROUND FLOOR



1ST FLOOR



2ND FLOOR



CARR MOUNT

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## 9 Carr Mount

Kirkheaton, Huddersfield

**\*\* This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited \*\***

SITUATED IN A MOST FABULOUS SETTING, OFFERING SUPERB OPEN ASPECT VIEWS ACROSS ROLLING COUNTRYSIDE AND SET IN A SMALL HAMLET OF PROPERTIES. 'CARR MOUNT' WAS HISTORICALLY PART OF A GRAND FAMILY HOME WHICH HAS BEEN SPLIT INTO TWO SEPARATE DWELLINGS, THE SUBJECT PROPERTY DOES REQUIRE A PROGRAMME OF REFURBISHMENT AND OFFERS A RARE OPPORTUNITY TO ACQUIRE A FANTASTIC HOME IN A SELECT LOCATION.

The property in brief comprises of shared porch to the front, leading to a hallway, living room, formal dining room, inner vestibule, bathroom and kitchen to the ground floor. The first floor holds three bedrooms with bedroom one having ensuite shower room facilities. There is a useful loft room/office with skylight window and under eaves storage. Externally the property occupies generous grounds with a driveway to the rear, and grounds that wrap around the rear, side and front. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited

EPC Rating E.

Council Tax Band C.

Tenure Freehold.



## **GROUND FLOOR**

### **ENTRANCE HALL**

Access is provided to the property and neighbouring property through a shared front porch through timber and glazed front door with part stained glass and leaded detailed inserts. There are adjoining windows to either side to the front door, there are banks of windows to either side elevation and there is a door leading into number Nine Car Mount. Enter into the entrance hall through a timber and glazed front door with obscure glass and leaded detailing into the entrance hallway. There is a door providing access to the lounge and into the formal dining room. A staircase rises to the first floor with wooden banister and there is decorative coving to the ceiling, two ceiling light points and a useful area under the stairs that could be utilised for storage or as an office hallway.

### **KITCHEN**

Dimensions: 4.11m x 2.64m (13'6" x 8'8"). The kitchen benefits from a wealth of natural light with dual aspect windows to the rear and side elevations. The kitchen has fitted wall and base units with rolled edge work surfaces over which incorporate a single bowl, stainless steel sink and drainer unit with chrome mixer tap. There is a wood cladded ceiling with a ceiling light point, space for an electric cooker, plumbing for a washing machine and there is space for a tumble dryer. There is a timber stable style door which leads to the side elevation.

### **SIDE ENTRANCE**

The side entrance has a double glazed PVC door with obscure glazed inserts to the side elevation, utilised as the everyday entrance. There are doors providing access to the formal dining room, bathroom and kitchen.

### **LOUNGE**

Dimensions: 5.66m x 3.66m (18'7" x 12'0"). The lounge benefits from a wealth of natural light with dual aspect windows to the front and side elevation, there is a feature, circular, stained glass window with obscure glass and leaded detailing also to the side elevation and as the photography suggests, the bay window to the front provides a fantastic open aspect view across the properties gardens, grounds and field beyond. There are far reaching views across treetops, over the valley and the generous proportioned reception room features three wall light points with the focal point of the room being the open fireplace with brick inset, set upon a natural slate hearth with decorative stone fireplace surround with shelving and media unit. There is a radiator and deep skirting.

### **FORMAL DINING ROOM**

Dimensions: 4.39m x 3.66m (14'5" x 12'0"). The second reception room offers a versatile space and features a decorative plate rail, central ceiling light point and a bank of double glazed windows to the side elevation. There are far reaching views across the property's gardens and of neighbouring fields beyond, there is a useful, built in storage cupboard with display shelving. The dining room has a door which leads to the side entrance.

## **FIRST FLOOR**

### **FIRST FLOOR LANDING**

Taking the staircase to the first floor you reach the landing. The landing provides access to three bedrooms and there are two ceiling light points. A kite winding staircase rises to second floor. There is a radiator and wooden banister.

### **BEDROOM ONE**

Bedroom one is the front facing double bedroom with en-suite shower room. Bedroom one offers fabulous open aspect views across open countryside and beyond through the bank of double-glazed windows to the front elevation. This well-proportioned double bedroom features a bank of fitted wardrobes with sliding mirrored doors, a radiator, ceiling light point, a decorative fireplace and the room benefits from en-suite shower room facilities.

### **EN-SUITE**

The en-suite shower room features a three-piece suite which comprises of a pedestal wash hand basin, low level w.c and step in shower cubicle with electric Myra sport shower head over. There is a radiator, ceiling light point, extractor fan and a double-glazed window to the side elevation with open aspect views across neighbouring fields.

### **BEDROOM TWO**

Bedroom two is a double bedroom with ample space for free standing furniture. The room features two banks of built-in wardrobes at either side of the chimney breast with the focal point of the room being the decorative cast iron fireplace, radiator and a bank of double-glazed windows to the side elevation.

### **BEDROOM THREE**

Bedroom three can accommodate a single bed with space for free standing furniture or can be utilised as a home office or nursery. There is a ceiling light point, a radiator and a bank of windows to the front elevation which have pleasant views across the gardens.

### **BATHROOM**

Dimensions: 2.95m x 1.68m (9'8" x 5'6"). The bathroom currently features a three piece suite which comprises of a high level w.c with push button flush, a pedestal wash hand basin and a step in panelled bath with shower head mixer tap. There are tiled walls and a ceiling light point. There is also a loft hatch providing access to useful attic space. There is a double glazed window with obscure glass to the rear elevation and there is a linen cupboard and radiator.

## **SECOND FLOOR**

### **SECOND FLOOR/ATTIC ROOM**

Taking the staircase from the first floor landing you reach the attic room. The attic room is a versatile and useful space featuring a double-glazed sky light window to the side elevation which has fabulous, open aspect views. There is a wood clad ceiling with exposed timber beams on display. There is a ceiling light point and plug point. A door provides access to a further storage area.

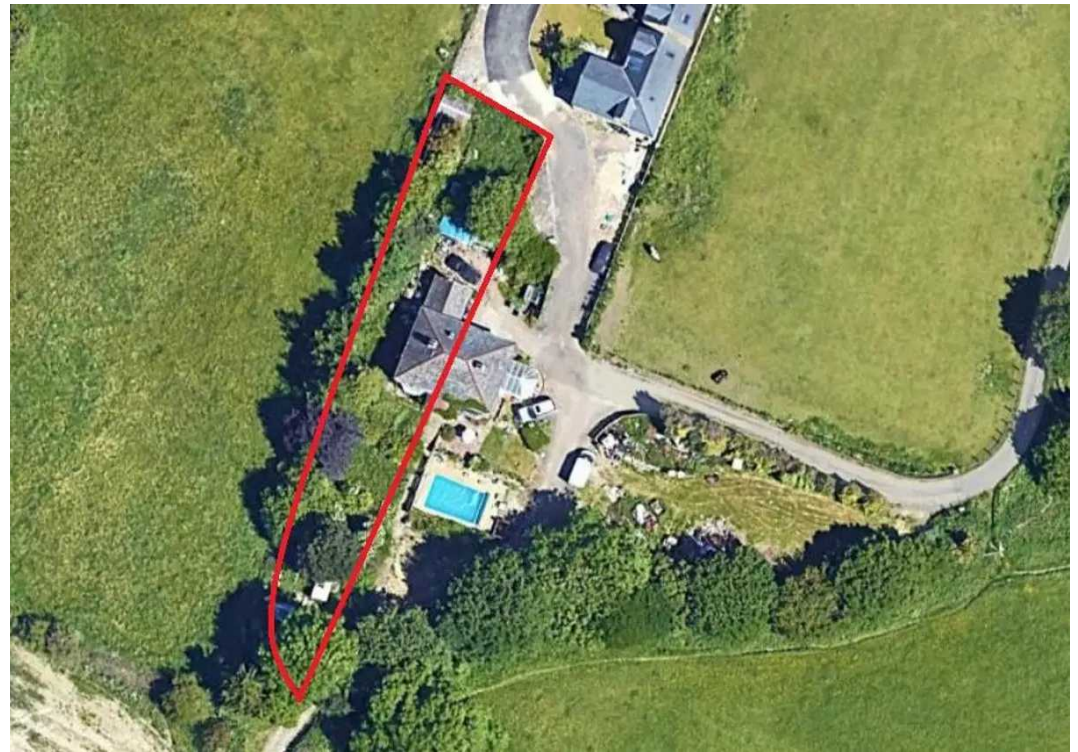


## EXTERNAL

Externally the property is accessed at the bottom of court mount, via an unadopted road. The subject property features a driveway which provides off street parking and leads to a hard standing/courtyard setting providing off street parking for multiple vehicles. There is a double-glazed external door which leads to an everyday entrance at the side/rear of the property. There is a useful outbuilding utilised as storage and following a hard standing to the side of the property. There is a predominantly lawned gardens which has mature tree ad shrub borders which neighbour open fields from the side of the property. The gardens extend to a sheltered and private area which has fenced boundaries, a hard standing for a garage with dry stone wall boundaries which again offer fantastic views across neighbouring fields. At the front of the property there is a tiered garden with a lawn area which again basks in an open aspect view across neighbouring fields and beyond. There is a shared central pathway between number 8 and 9. The pathway leads down to the lower tiers of the gardens which are laid predominately to lawn with well stocked flower and shrub beds and rockeries. Following the pathway further still, the gardens extend to the bottom driveway where there is currently a hard standing which is being utilised to park a caravan and boat. Beyond the gated driveway there is a timber detached garage, again a substantial size but in need of remedial work or replacement.









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#### **VIEWING**

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#### **BOUNDARY OWNERSHIP**

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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.

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7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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