

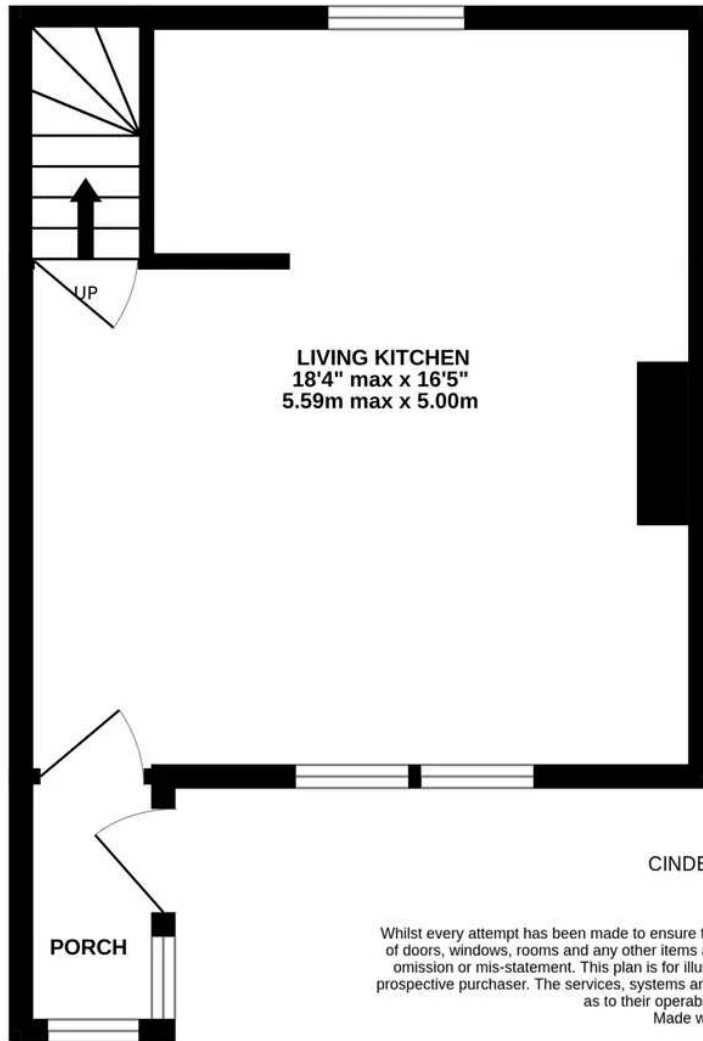


Cinder Cottage, Cinderhills Road, Holmfirth

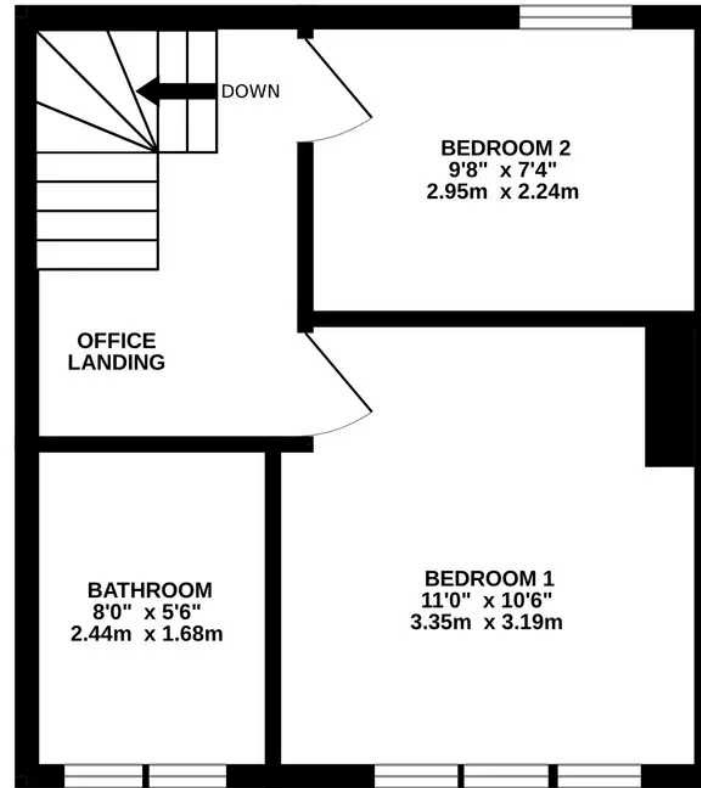
Holmfirth

Offers in Region of **£195,000**

GROUND FLOOR



1ST FLOOR



CINDERHILLS 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.
Made with Metropix ©2023

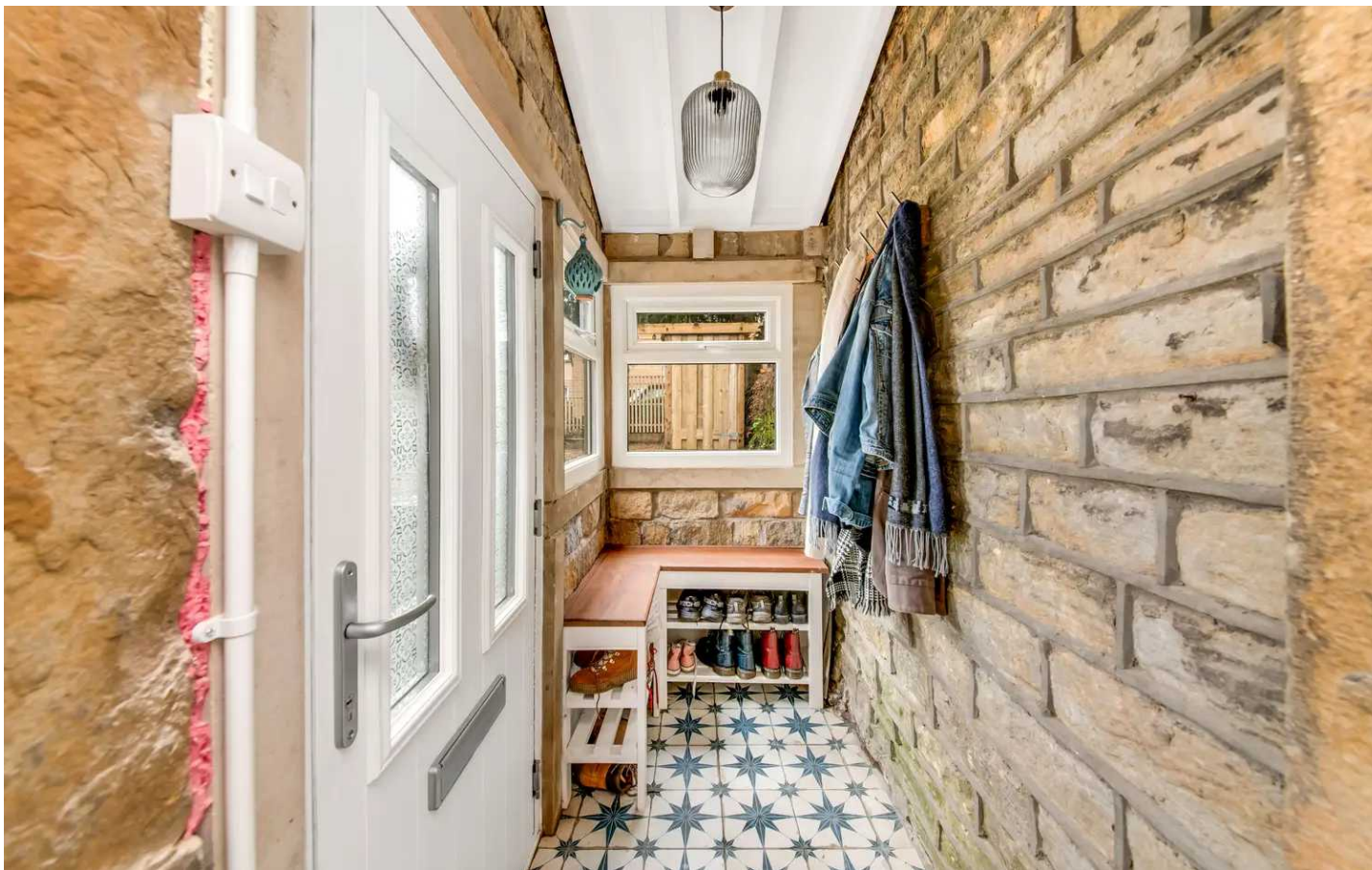


Cinder Cottage, Cinderhills Road

Holmfirth, HD9 1EH

A MOST BEAUTIFUL CHOCOLATE BOX COTTAGE SITUATED AT THE TOP OF CINDERHILLS, HOLMFIRTH, BRIMMING WITH CHARM AND CHARACTER AND COMPLIMENTED BY MODERN CONTEMPORARY FITTINGS. JUST A SHORT WALK INTO THE THRIVING VILLAGE CENTRE OF HOLMFIRTH, THE PROPERTY BENEFITS FROM OPEN COUNTRYSIDE NEARBY, ENCLOSED GARDEN TO THE FRONT AND AN ARRAY OF PERIOD FEATURES INCLUDING INGLENOOK STONE FIREPLACE, MULLION WINDOWS AND EXPOSED TIMBER BEAMS.

The property accommodation briefly comprises entrance porch, and dual aspect open-plan living/breakfast-kitchen to the ground floor. To the first floor there is an office landing, two bedrooms and the house bathroom. Externally there is an enclosed low maintenance garden to the front with Yorkshire stone patio area and pleasant views over rooftops of nearby fields. Viewings are a must to truly appreciate the quality of accommodation on offer.



ENTRANCE PORCH

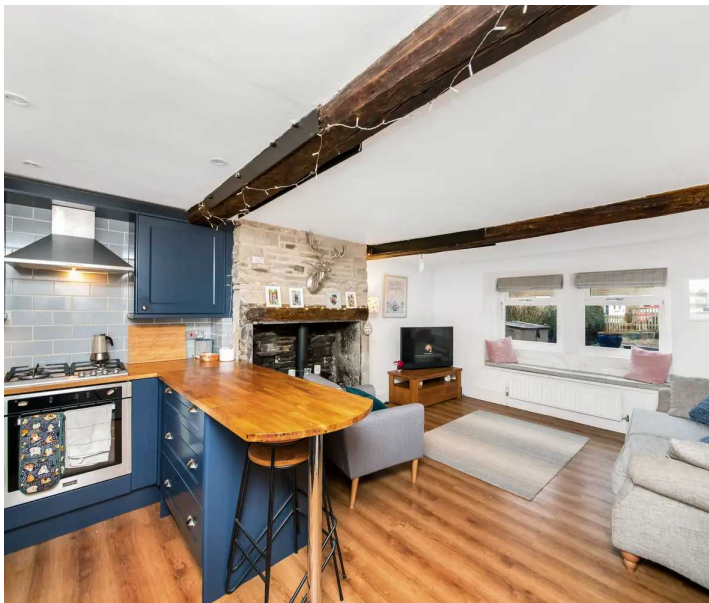
6' 3" x 3' 3" (1.91m x 0.99m)

Enter the property through a double-glazed composite door with obscure glazed inserts into the entrance porch. The entrance porch features dual aspect windows to the front and side elevations. There are beautiful, exposed stone walls and attractive tiled flooring, a pitched ceiling with exposed timber beams and central ceiling light point and a cottage style door provides access to the open plan living kitchen. There is a bespoke corner window seat with shoe racking below and the entrance porch has pleasant views across the property's gardens.

OPEN PLAN DINING KITCHEN

18' 4" x 16' 5" (5.59m x 5.00m)

18'4" x 16'5" max As the photography suggests the open plan living kitchen is a fabulous, proportioned space which enjoys a great deal of natural light which cascades through the dual aspect double glazed windows to the front and rear elevation. The room is brimming with both charm and character features with exposed timber beams, a fabulous inglenook stone fireplace with a stove effect living flame gas fire which is set upon a raised brick hearth. The bank of windows to the front elevation features an exposed stone surround and central stone mullion with a pleasant window seat beneath and there is a cottage style door with Suffolk thumb latch which encloses the staircase rising to the first floor. The room features high quality flooring, two radiators, a television point and there is inset spotlighting to the ceilings over the kitchen area.



KITCHEN

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 fabulous Belfast sink unit with chrome mixer tap and bevel drainer. The kitchen is well equipped with built in appliances which include a four-ring gas Beko hob with canopy style cooker hood over, a built-in electric stove oven and an integrated dishwasher. There is a breakfast peninsula with drawer unit beneath, high gloss brick effect tiling to the splash areas and a glazed display cabinet. There is under unit lighting, space for a tall standing fridge and freezer unit and there is provisions and space for a automatic washing machine with deep work surface beneath. There is a fabulous stone shelf, and a cupboard houses the property's combination boiler.

FIRST FLOOR LANDING

Taking the staircase from the open plan living kitchen you reach the first-floor landing which has multipaneled doors providing access to two bedrooms and the house bathroom. The landing area could be utilised to accommodate a home office and there is a ceiling light point, a loft hatch, and a partly exposed timber lintel to the wall.

BEDROOM ONE

11' 0" x 10' 6" (3.35m x 3.20m)

Bedroom one is a generous proportioned double bedroom which has ample space for a free-standing furniture. The room features a bank of double-glazed stone mullion windows to the front elevation which have pleasant views across the property's front gardens. There is a ceiling light point, a radiator, and an exposed timber beam to the ceiling.



BEDROOM TWO

7' 4" x 9' 8" (2.24m x 2.95m)

Bedroom two is a generous proportioned single bedroom which can accommodate a three-quarter bed or possibly a double bed. There is a double-glazed window to the rear elevation with pleasant views across neighbouring gardens. There is an exposed timber beam to the ceiling, a radiator, and ceiling light point.

HOUSE BATHROOM

8' 0" x 5' 6" (2.44m x 1.68m)

The house bathroom features a modern white three-piece suite which comprises a broad wash hand basin with vanity unit beneath and chrome mixer tap, a low level w.c. with push button flush and a panelled bath with thermostatic rainfall shower over and with separate handheld attachment. There is high gloss brick effect tiling to dado height and splash areas, inset spotlighting to the ceiling, a chrome ladder style radiator, and a bank of double-glazed stone mullion windows to the front elevation. There are fitted cupboards insert into an alcove providing additional storage for toiletries and towels.



Front Garden

Externally to the front the property features a low maintenance enclosed garden which features attractive stone wall boundaries. There is a low maintenance gravelled area with flower and shrub beds, a useful garden shed with attached pagoda and a Yorkshire stone flagged patio area ideal for alfresco dining and barbecuing. From the garden there are pleasant views over roof tops of surrounding fields and open countryside. There is an external up and down light and external double plug point.



ADDITIONAL INFORMATION

We are informed by the vendor that the EPC Rating is C-69, the council tax band is B, and the property is Freehold.

VIEWING:

For an appointment to view, please contact the Holmfirth Office on 01484 689689.

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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

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 am to 5:45pm

Saturday - 9:00 am - 4:30pm

Sunday - 11:00 am - 4:00pm



Simon Blyth Estate Agents

Fairfield House, 29 Hollowgate, Holmfirth, HD9 2DG

01484 689689

holmfirth@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000