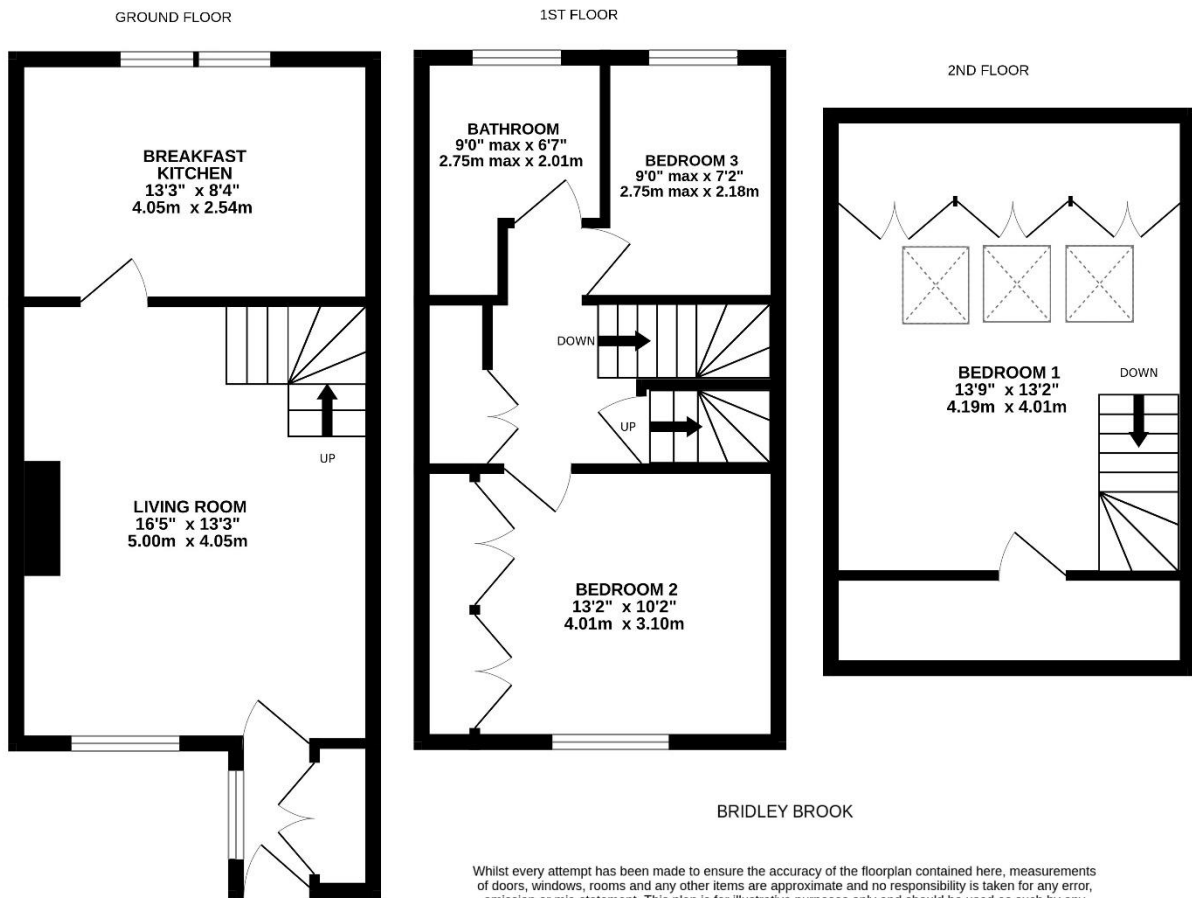


**Simon Blyth**  
ESTATE AGENTS



**BRIDLEY BROOK, HOLT HEAD ROAD, SLAITHWAITE, HD7 5TY**



BRIDLEY BROOK

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 BEAUTIFUL AND PARTICULARLY DECEIVING THREE STORY THREE-BEDROOM COTTAGE WITH A PLEASANT SITTING OUT SPACE AND PARKING SPACE TO THE FRONT. This cottage is extremely well presented and includes a most impressive lounge with fabulous flooring, stone fireplace and wood burning stove, breakfast kitchen, two of the three bedrooms are double, the top floor bedroom being particularly impressive and good-sized house bathroom. In this lovely rural location internal viewing is highly recommended to understand the characterful nature of this well presented particularly spacious cottage.

**Offers Around £250,000**

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## ENTRANCE

Attractive entrance door gives access through to the entrance lobby / porch with particularly attractive ceramic tiled flooring, window to the side and hall wardrobe / cupboards. A timber and glazed door of a stylish nature leads through to the lounge.

## LOUNGE

*Measurements – 16'5" x 13'3"*

This fabulous room has a large amount of character due to the beautiful, polished timber bordered floor, delightful stone fireplace with raised stone hearth all being home for a cast iron twin glazed door wood burning stove. The room has twin windows with a lovely outlook over the property's garden areas and beyond. There is inset spotlighting to the ceiling, and all is tastefully presented. Doorway leads through to the breakfast kitchen.





## BREAKFAST KITCHEN

*Measurements – 13'3" x 8'4"*

With ceramic tiled floor, inset spotlighting to the ceiling this room has two good sized windows to the rear, provisions for wall mounted television, units at both high and low level with attractive working surfaces and decorative tiled splashback, inbuilt stainless steel glazed oven with gas hob and stainless steel extractor fan above, integrated washer / dryer, integrated dishwasher, integrated wine fridge, display shelving, high quality ceramic one-and-a-half bowl sink unit with drainer and mixer tap, large cupboard being home for the property's central heating boiler.





## STAIRCASE

A staircase turns and rises with spindle balustrading up to the first-floor landing. With inset spotlighting once to the ceiling and a large bank of inbuilt wardrobes / storage cupboards. A doorway leads through to bedroom two.



## BEDROOM TWO

*Measurements – 13'2" x 10'2"*

A delightful double bedroom that could be used as bedroom one if so desired. It has twin windows with a lovely view out to the front, central ceiling light point and one wall giving a full bank of inbuilt wardrobes.



### BEDROOM THREE

Measurements –  
9'0" max x 7'2"

Currently used as a home study, a pleasant single room with an outlook to the rear and central ceiling light point.



### HOUSE BATHROOM

Measurements – 9'0" max x 6'7"

Fitted with a four-piece suite comprising of shower cubicle, corner bath with stylish chrome handheld mixer taps over, low level w.c., wall mounted wash hand basin, ceramic tiled flooring, ceramic tiling to the full ceiling height, extractor fan and inset spotlighting. Doorway gives access to a lobby and stairs rise from the lobby up to the top floor.





## BEDROOM ONE

Measurements – 13'9" x 13'2"

With wonderful Velux windows (three in total), these windows give a huge amount of natural light and pleasant views out over the surrounding fields in the distance. There is a high angled ceiling light with inset spotlighting, attractive balustrading and a fabulous amount of inbuilt wardrobes / storage cupboards and a further doorway gives access to additional storage space within the eaves. The room is presented to a particularly high standard.



## EXTERNAL

The property has a parking area with brick set cobbles. This provides parking for a small vehicle. There is stone steps and a raised stone patio that could be extracted to provide further parking space if so desired. There is a pleasant sitting out space and has stone walling to the roadside and timber fencing to the neighbours. There is a remarkable amount of space for raised beds and the like. It should be noted the property does not have any land to the rear.

## ADDITIONAL INFORMATION

The property has external lighting, double glazing throughout, gas fired central heating, carpets, curtains, and certain other extras may be available by separate negotiation.

## **ADDITIONAL INFORMATION**

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – A

## **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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## **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**

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## **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





**Bridley Brook, Holt Head Road, Slaithwaite, HD7 5TY**

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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 16:30

Sunday - 11:00 to 16:00

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### MAIN CONTACTS

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