

Simon Blyth

ESTATE AGENTS



FAIRFIELDS ROAD, HOLMBRIDGE, HOLMFIRTH, HD9 2NP

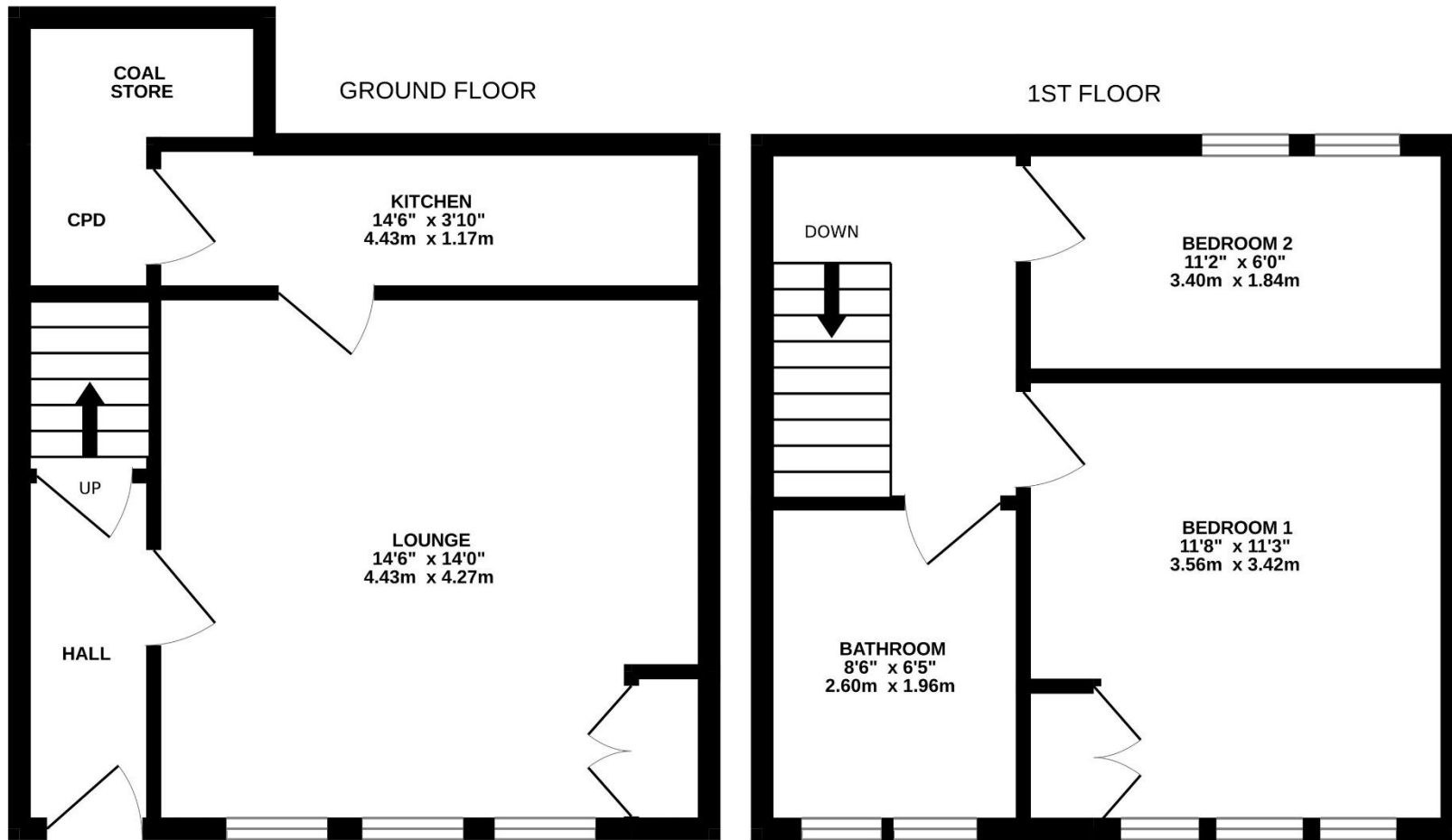
OFFERS OVER: £155,000



**Yorkshire
Residential
Property
Awards
2021 WINNER**



the children's charity
improving young lives every day



FAIRFIELDS 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

PROPERTY DESCRIPTION

A GRADE II LISTED, PERIOD, TWO BEDROOM STONE BUILT COTTAGE IN NEED OF REFURBISHMENT, SITUATED IN THE SOUGHT AFTER VILLAGE OF HOLMEBRIDGE. WITH FANTASTIC OPEN ASPECT VIEWS TO THE FRONT, SITUATED CLOSE TO AMENITIES AND WITH PLEASANT WALKS FROM THE DOORSTEP. THE PROPERTY HAS A LAWN GARDEN TO THE REAR, AND IS OFFERED WITH NO ONWARD CHAIN. The property accommodation briefly comprises of entrance, open-plan living/dining room, kitchen and coal store to the ground floor. To the first floor there are two bedrooms and the house bathroom. Externally the property is accessed directly from **Fairfields Road** to the front, there is a pleasant enclosed lawn garden which is externally accessed to the rear of the property.

EPC Rating TBC. Council Tax Code A. Tenure Freehold.





GROUND FLOOR

ENTRANCE HALL (9'3" x 3'6")

Enter into the property through a timber and glazed front door with obscure glazed inserts. The entrance hall has a multi-panel timber and glazed door providing access to the lounge, and a door enclosing the staircase which rises to the first floor. There is a ceiling light point and exposed timber beam to the ceiling.



LOUNGE (14'6" max. x 14'0")

The lounge is a generously proportioned reception room which benefits from a wealth of natural light cascading through the bank of mullioned windows with leaded detailing to the front elevation. There are pleasant open-aspect views towards Holme Moss, and the room features exposed timber beams to the ceiling, decorative coving, an ornate ceiling rose with ceiling light point, and the focal point of the room is the open fire with tiled inset, hearth and surround. There is a multi-panel timber and glazed door providing access to the kitchen, and there are inset cupboards built into the alcove which houses a Belfast sink unit with electric hot water boiler.



GALLEY KITCHEN (14'6" x 3'10")

The kitchen features a range of fitted wall and base units with handle-less cupboard fronts and with rolled edge work surfaces over. There is tiling to the splash areas, terracotta tiled flooring, an electric cooker point, and an extractor vent. There is a ceiling strip light point and a door which provides access to the understairs cupboard and coal hole.



UNDERSTAIRS STORE (7'5" x 2'4")

The understairs storage area features inset stone shelving, a ceiling light point, and provides access to the coal hole, where there are further stowed shelves in situ. The coal hole measures 3'4" x 6'5".

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing. There are doors providing access to two bedrooms and the house bathroom. There is a ceiling light point and a loft hatch providing access to the loft space.



BEDROOM ONE (11'10" x 11'8")

Bedroom one is a generously proportioned, light and airy double bedroom, featuring a bank of mullioned windows with leaded detailing to the front elevation. There are fabulous open-aspect views across the valley towards Holme Moss and of rolling countryside. There is a ceiling light point and a cupboard which houses the hot water cylinder.



BEDROOM TWO (11'2" x 6'0")

Bedroom two is a well-proportioned bedroom which features a bank of mullioned windows to the rear elevation, which overlook the property's rear gardens. There is a ceiling light point.



HOUSE BATHROOM (6'5" x 8'6")

The house bathroom features a three-piece suite which comprises of a panel bath with electric shower over and glazed shower guard, a low-level w.c. with raised cistern, and a broad pedestal wash hand basin. There is vinyl tiled flooring, tiling to the splash areas on the walls, a bank of mullioned windows with obscure glass, leaded detailing and tiled sills to the front elevation, and there is decorative coving and a ceiling light point.



EXTERNAL

To the front, there is a small area owned by the property which has in the past been utilised as an additional outside sitting area. Externally to the rear, the property benefits from an enclosed lawn garden with well-established laurel hedging. This area enjoys the morning, afternoon and evening sun.





PLEASE NOTE

There is no gas to the property.

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

Unauthorized 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. 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 TIMES 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

MAIN CONTACTS

T: +44 (0)1484 689689

W: www.simonblyth.co.uk

A: Fairfield House
Hollowgate
Holmfirth
HD9 2DG

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730