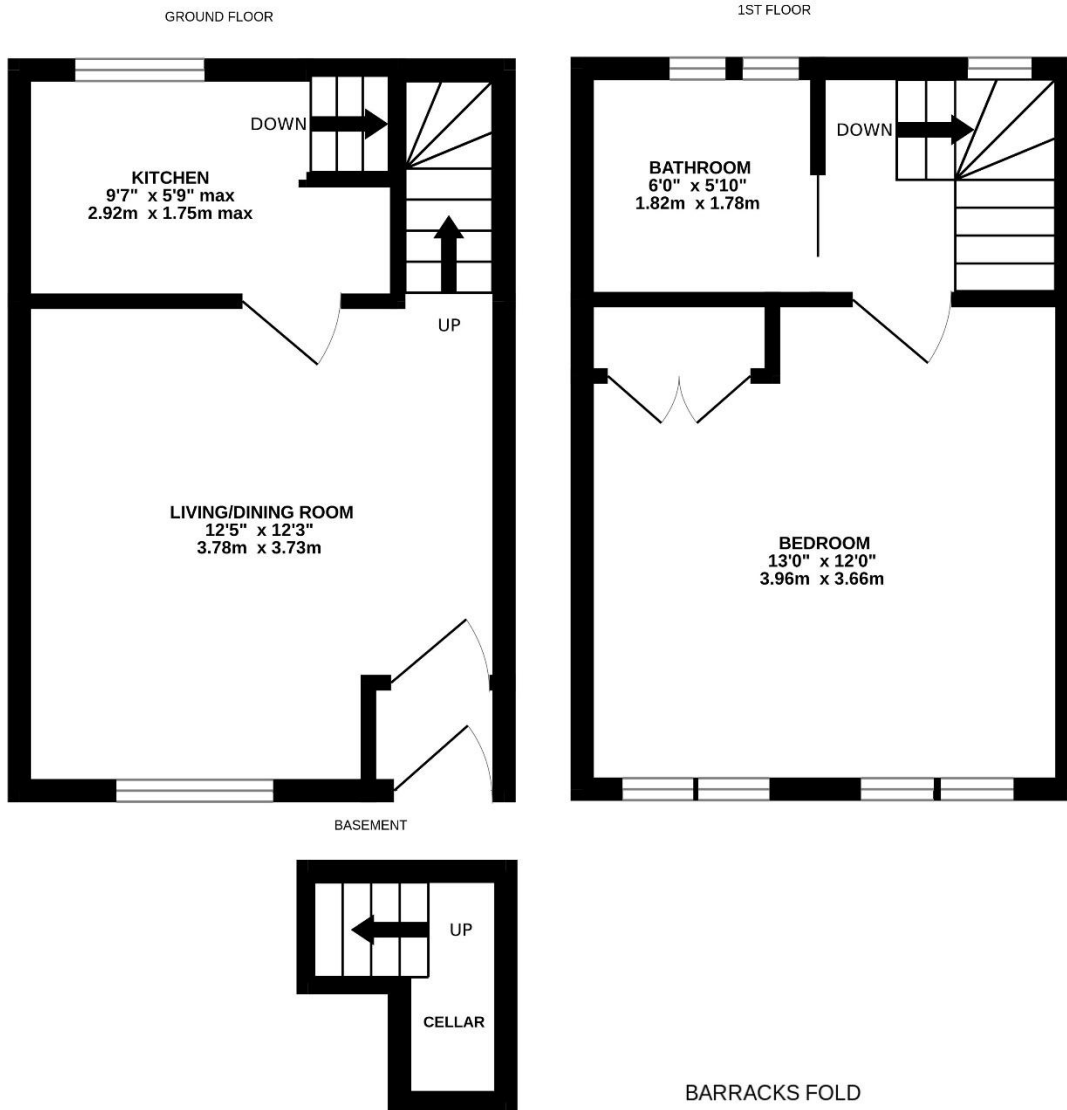


Simon Blyth
ESTATE AGENTS



BARRACKS FOLD, HEPWORTH, HOLMFIRTH, HD9 1TQ



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PROPERTY DESCRIPTION

NESTLED IN A PLEASANT HAMLET OF PERIOD, STONE COTTAGES IS THIS QUAIN, ONE DOUBLE BEDROOM, MID-THROUGH-BY-LIGHT COTTAGE. TUCKED AWAY OUT OF HARMS WAY IN THE SOUGHT AFTER VILLAGE OF HEPWORTH, THERE ARE RURAL WALKS NEAR BY, VILLAGE AMENITIES IN CLOSE PROXIMITY AND THE PROPERTY IS IN A GOOD POSITION FOR ACCESS TO COMMUTER LINKS. OFFERED WITH NO ONWARD CHAIN, EARLY VIEWINGS ARE ADVISED TO AVOID MISSING THE OPPORTUNITY TO ACQUIRE THIS SUPERB HOME.

The property accommodation briefly comprises of entrance, open plan living/dining room and kitchen to the ground floor. To the lower ground floor is a useful understairs pantry with stone shelving. To the first floor is a light and airy double bedroom with stone mullioned windows and the house bathroom. Externally the property has a low maintenance stone flagged patio area to the front, with an additional low maintenance shrub and tree bed across the pedestrian access lane. There are fabulous views across neighbouring fields to the rear and pleasant open aspect views across the valley over rooftops to the front.

Offers Around £140,000

GROUND FLOOR

ENTRANCE

Measurements - 3'6" x 3'8"

Enter the property through a multipaneled timber and glazed front door with obscure glazed inserts into the entrance. There is a ceiling light point, laminate flooring, a radiator and a multipaneled timber door provides access to the open plan living dining room.

LIVING DINING ROOM

Measurements - 12'3" x 12'5"

The living dining room enjoys a great deal of natural light with a double-glazed bank of hard wood windows with stone mullioned to the front elevation and a multipaneled timber and glazed door to the rear of the room providing light from the kitchen. The laminate flooring continues through from the entrance and there is a decorative dado rail, exposed timber beam to the ceiling, a radiator and central ceiling light point. Additionally, there is a wall light point, a staircase rises to the first floor with wooden banister and the focal point of the room is the gas fireplace with a stone backdrop and a raised natural slate tiled hearth.





KITCHEN

Measurements – 9'7" max x 5'9"

The kitchen features a range of fitted wall and base units with rolled edge work surfaces over which incorporate a single bowl stainless steel sink unit with chrome mixer tap. The kitchen is equipped with a four-ring gas cooker with canopy style cooker hood over and a built-in electric oven, there is tiling to the splash areas, terracotta tiled flooring and a bank of double-glazed windows to the rear elevation providing a pleasant view across neighbouring fields. The kitchen has a central ceiling light point, a doorway which leads to the lower ground floor understairs pantry and there is a recess space for a tall standing fridge and freezer.





LOWER GROUND FLOOR

UNDERSTAIRS PANTRY

Measurements – 2'8" x 5'2"

Stone steps provide access to a useful understairs pantry which features original Yorkshire stone flagged flooring there are various stone shelves for additional storage, a wall light point and it also houses the property's wall mounted boiler.

FIRST FLOOR

LANDING

Taking the staircase to the first floor you reach the landing which has a double-glazed window to the rear elevation taking full advantage of the open aspect views across neighbouring fields and of the treelined backdrop. There is an exposed timber beam to ceiling, a ceiling light point and doors which provide access to the bedroom and bathroom.

BEDROOM

Measurements – 13'0"max x 12'0" max

As the photography suggests the bedroom is a generously proportioned light and airy double room which has ample space for free standing furniture. There are two sets of double-glazed hard wood stone mullioned windows to the front elevation providing fantastic open aspect views over rooftops across the valley, decorative coving to the ceiling and an exposed timber beam on display. The bedroom has two ceiling light points, a radiator, an airing cupboard and a loft hatch providing access to the attic space.



HOUSE BATHROOM

Measurements – 5'10" x 6'0"

The bathroom is accessed via a sliding door from the first-floor landing. It features a white three-piece-suite comprising a panelled bath with electric Titan shower over and glazed shower guard, a pedestal wash hand basin with chrome taps and a low level w.c. with push button flush. There is a ceiling light point, a radiator, laminate flooring and a double-glazed bank of stone mullioned windows to the rear elevation providing fantastic open aspect views across neighbouring fields. Additionally, there is a terracotta tiled sill and tiling to the splash areas.



ADDITIONAL INFORMATION

The property had a new boiler installed 18 months ago alongside double thickness insulation in the attic.

EXTERNAL

Externally the property is accessed via a pedestrian right of way off Barracks Fold. To the front of the property is a stone flagged patio area with low maintenance border and dry-stone wall. There is a timber door canopy with external light above and a further low maintenance flower and shrub bed to the other side of the pathway. A stone shed to the side of the property can be used for additional storage.



ADDITIONAL INFORMATION

EPC rating – C

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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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

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