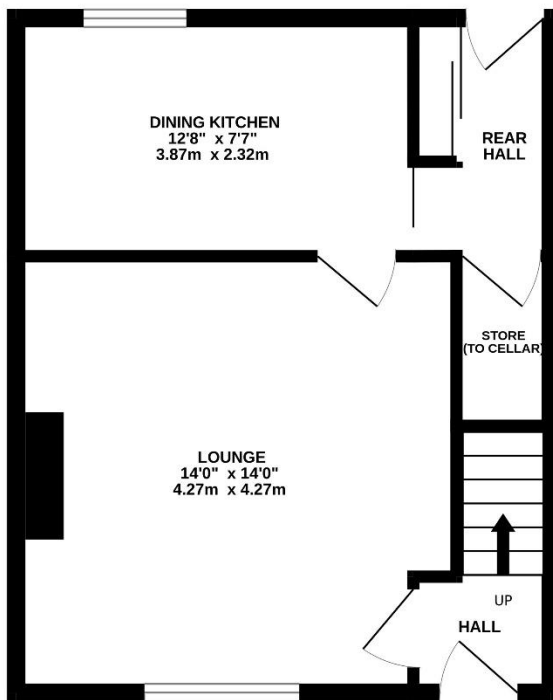


Simon Blyth
ESTATE AGENTS

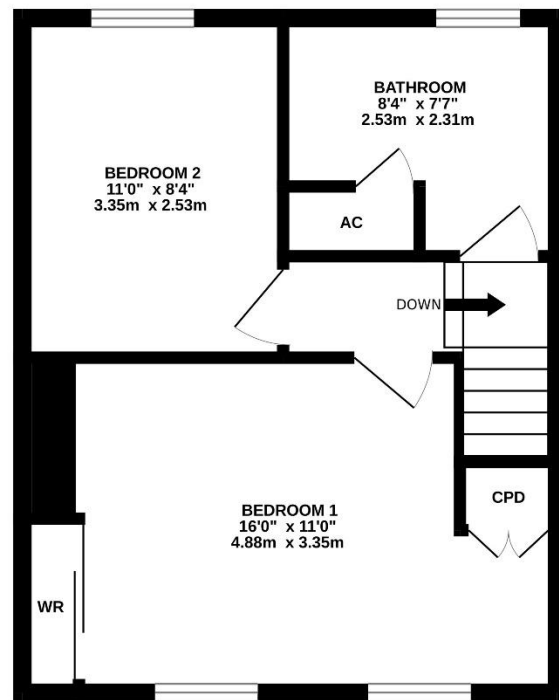


Primrose Cottages, Birdsedge, HD8 8XP

GROUND FLOOR



1ST FLOOR



PRIMROSE COTTAGES

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 delightful semi-detached home in a super village position with casual parking opposite. The home has pleasant gardens to the front and rear and a side access pathway. Beneath the pitched slate roof, the home has a well laid out two double bedroom interior and with the house bathroom converted to a shower. The ground floor has a good size lounge and dining kitchen. There is a rear entrance lobby providing scope for increasing the size of the kitchen if so desired, cellar and all is in this lovely village location with superb rural walks nearby. With gas fired central heating and double-glazing the home is competitively priced.

Offers Around £200,000

ENTRANCE

High quality period style door with attractive door furniture and obscure glazed over window gives access through to the entrance lobby. This has a ceiling light point and period style timber door leads through to the lounge.

LOUNGE

Measurements – 14'0" x 14'0"

This as the floor layout plans suggests is of particularly good size. It has a high ceiling height, there is a central chandelier point, coving to the ceiling, picture rail, period style fireplace once again being particularly ornate with a raised hearth display plinth and mantel currently home for an electric coal burning effect fire and there is an open fire situated behind it. The room has a good-sized window giving a pleasant outlook to the front and a doorway leads through to the dining kitchen.



DINING KITCHEN

Measurements – 12'8" x 7'7"

This overlooks the property's rear gardens and pleasant rural scene beyond. The dining kitchen has units at both the high and low level, a good amount of working surfaces, a stainless steel sink unit, wall mounted gas fitted central heating boiler, fridge freezer space and plumbing for an automatic washing machine.

Sliding door gives access to a rear entrance lobby. This has useful storage cupboards reaching up to the full ceiling height. There is a uPVC glazed door giving direct access out to the property's rear gardens and pathway to the side. A further door gives access to a cellar head.



CELLAR

This is used as a pantry / storage cupboard and has pantry style shelving. The cellar has been blocked off for a short while and does provide a good amount of storage space if the temporary timber flooring is removed. The cellar has a stone flagged floor and stone flagged table and a window grate to the front.

FIRST FLOOR LANDING

Staircase rises to the first-floor landing. This has a storage cupboard and good ceiling height with loft access point.

BEDROOM ONE

Measurements – 16'0" x 11'0"

Positioned to the front this large double bedroom has twin windows with a pleasant outlook over the property's front gardens and wooded scene across the road. There is a bank of inbuilt wardrobes with sliding doors and further wardrobe / storage cupboards. The room has coving to the ceiling and central ceiling light point.



BEDROOM TWO

Measurements – 11'0" x 8'4"

Once again, a pleasant good sized double bedroom with a view out over the property's rear gardens and fields beyond.



HOUSE BATHROOM

Measurements – 8'4" x 7'7"

Converted to a shower room the house bathroom is of a good size and has a vanity unit, low level w.c., fixed glazed screen shower with chrome fittings, appropriate decorative panelling and a good sized storage cupboard. There is a uPVC and obscure glazed window.



FRONT EXTERNAL

To the front the property has attractive front garden areas these are paved for low maintenance purposes. There is mature shrubbery and attractive period stone walling with arched tops and wrought iron gate to the pavement. The flagged pathway continues around the side of the home and is particularly broad providing useful storage space and giving access to the rear garden.

REAR EXTERNAL

This is particularly pleasant with wonderful flowering beds and mature shrubbery and trees. There is a good-sized shaped lawn and well-established borders. Immediately to the rear of the home there is a sitting out area / pathway giving access to the rear entrance door. There is an external tap and external lighting.





PARKING

Across the road there is a very long layby which is predominantly hard surfaced. This has provided parking for this property and neighbouring properties for many years. Whilst the property does not own a designated parking space it has the benefit of being able to park both on the road and in the layby area opposite.

ADDITIONAL INFORMATION

It should be noted the property has gas fired central heating and double glazing. 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 – B

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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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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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 16:00



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