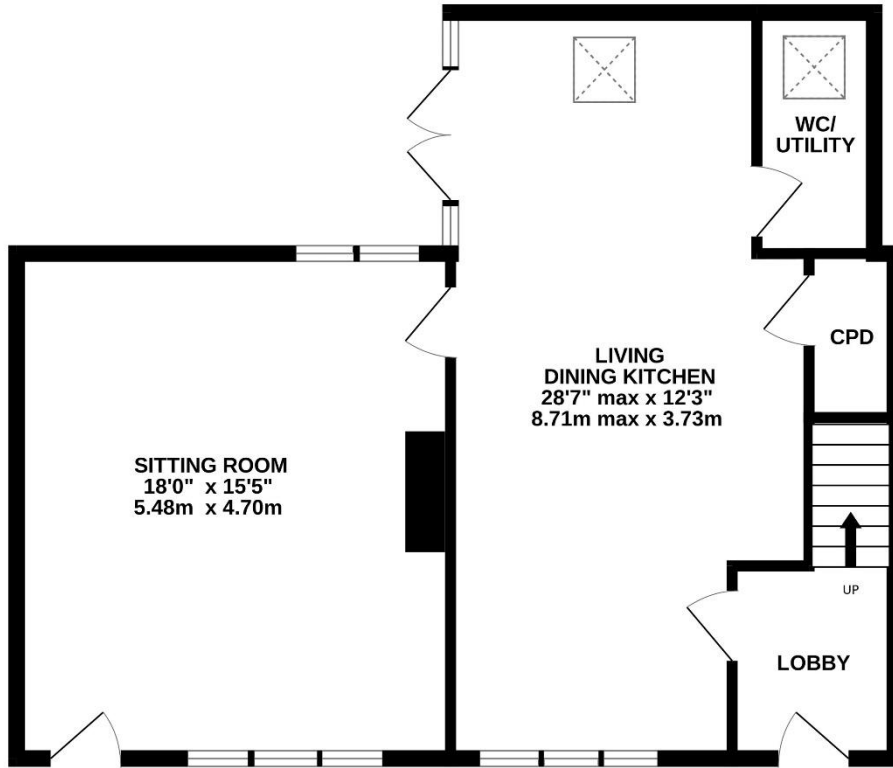


Simon Blyth
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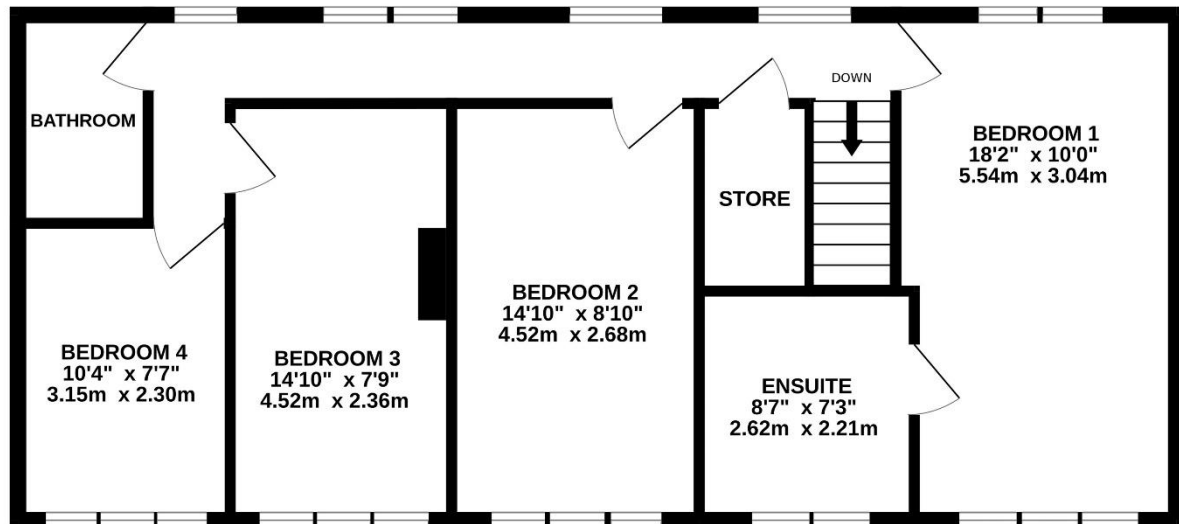


NEW ROW, THE VILLAGE, THURSTONLAND, HD4 6XX

GROUND FLOOR



1ST FLOOR



NEW ROW

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 BEAUTIFULLY POSITIONED DOUBLE FRONTAGE COTTAGE WHICH OFFERS AN ENORMOUS AMOUNT OF SPACE THAT IS SURE TO BE A SURPRISE WHEN VIEWED. TASTEFULLY EXTENDED AND RENOVATED TO A HIGH STANDARD A FEW YEARS AGO THIS LOVELY WELCOMING FOUR BEDROOM COTTAGE OCCUPIES A QUITE BACK WATER POSITION OVERLOOKING NEIGHBOURING FIELDS AND HAS PLEASANT GARDEN AREAS AND PARKING FOR TWO CARS WITH EASY ACCESS TO THE VILLAGE FACILITIES INCLUDING PUBLIC HOUSE, SCHOOL, CHURCH AND CRICKET CLUB. THIS TRULY IS A VILLAGE COTTAGE WHICH HAS AN EXCITING AND WELL LAID OUT ACCOMMODATION, BEAUTIFULLY APPOINTED IT BRIEFLY COMPRISES; Entrance lobby, fabulous living dining kitchen with adjoining living room and downstairs w.c, sitting room with delightful fireplace and mullion windows enjoying the views, four bedrooms, three of which are doubles and enjoy the views, en-suite to bedroom one, house bathroom, pleasant garden areas, parking and delightful village amenities.

Offers Around £450,000

GROUND FLOOR

ENTRANCE HALL

Stable style door with the upper portion having a glazed porthole window enjoying the view. This doorway with high quality door furniture gives access through to the entrance hall with oak flooring. There is timber work to the ceiling and the inset spotlighting. Throughout the home there is fabulous joinery, a high-quality porched timber door with delightful architrave and surround gives access through to the living/dining/kitchen.

DINING KITCHEN AREA

This as the photograph and floor layout plan suggests is a fabulous room with glazed doors overlooking a delightful, enclosed courtyard garden. There is angled ceiling light with beautiful beams on display, Velux windows, inset spotlighting and further beams to the dining kitchen area, once again there is the oak flooring, fabulous range of high-quality units to both high and low level and beautiful granite working surfaces. There is display cabinets and display shelving. There is an island unit once again with granite working surfaces and with integrated cupboard and draws. The wonderful Stoves oven has the usual warming ovens and grill and has a seven-ring gas hob set within a delightful surround and having broad high quality extractor fan above with an integrated dishwasher, there is a fridge freezer space and all is superbly finished. Also from the dining / living door it gives access to a very large and useful understairs storage cupboard.





DOWNSTAIRS W.C

A doorway gives access to a utility room / downstairs W.C. This is fitted with low level W.C, wash hand basin, storage cupboard, plumbing for automatic washing machine and space for dryer, high levelled cupboards, inset spotlighting to the ceiling and a Velux. There is also an extractor fan.



SITTING ROOM

A doorway from the dining /living/ kitchen leads through to the sitting room. This particularly large room has once again a wonderful view out of the properties front garden areas and beyond with a delightful view out over the view of the neighbouring farmland. The room has beams to the ceiling, a beautiful broad chimney breast with raised stone flagged hearth, antique brick back cloth and all being home for a cast iron and glazed front wood burning stove. The room has inset spotlighting to the ceiling and a timber glazed door providing additional light. There is also a further bank of windows giving a view to the rear courtyard as previously discussed.



FIRST FLOOR LANDING

From the entrance hall the stairs rise to the first-floor landing and this first-floor landing is partially long and has four future windows, timber work on display, inset spotlighting and a very useful, large storage cupboard, this being home for the gas and central hired heating boiler. There is also a pull down and high-quality ladder giving access to a useful loft storage space.

BEDROOM ONE

A large double bedroom with windows to the front and rear. The stone mullion windows give super views out over the beautiful farmland that surrounds the village. It is guaranteed that the views will not disappoint. There is inset spotlighting to the ceiling and large beam on display and a doorway lead to the particularly spacious en-suite



BEDROOM ONE EN-SUITE

This is fitted with a four piece suite and large shower with curved glazing and door, high quality chrome fittings, stylish bath with standalone waterfall tap and microphone style tap attachment, low level W.C, wash hand basin with storage cupboard beneath, mullioned windows which provide a large amount of natural light and pleasant views out over the fields and once again there is oak flooring, extractor fan, timber panelling, ceramic tiling where appropriate and inset spotlighting. The en-suite also has a combination of radiator / towel rail in chrome.



BEDROOM TWO

Once again a good sized double room with beam on display, inset spotlighting to the ceiling and bank of mullion windows giving a view out of the nearby fields.



BEDROOM THREE

Once again a delightful room with a bank of mullion windows giving a super view out to the front, inset spotlighting and beams on display.



BEDROOM FOUR

A good-sized single room, yet again with wonderful views courtesy of mullion windows and inset spotlighting to the ceiling.



HOUSE BATHROOM

The house bathroom is fitted to a high standard with a stylish suite comprising of low level W.C, vanity unit with pull out drawer beneath and mixer tap above, bath with glazed shower screen and shower over, heated towel rail, inset spotlighting, window, extractor fan and ceramic tiling to ceiling height where appropriate.



OUTSIDE

To the rear the property has a delightful stone flagged courtyard, with delightful, raised garden bed area behind stone walling. It is a particularly nice place to be in the evening and has external lighting. To the front the prop has garden areas at either side of the lane. The lane is flagged and the far area is gravelled providing parking for at least two vehicles. The lane is in the property's ownership, however there are rights of access for neighbouring properties over. The stone flagged area to the front is a delightful sitting out space and with shrubbery and flower beds it provides a particularly peaceful setting in order to enjoy the lovely far distance views over fields in a southerly direction.

ADDITIONAL INFORMATION

It should be noted that the property is accessed vehicularly and pedestrian wise courtesy of two entrances, therefore there is no need to turn vehicles around. It easy to come in one end and out of the other. The property has gas fire central heating, double glazing, carpets, curtains and other extras maybe available by separate negotiation.



ADDITIONAL INFORMATION

EPC rating – C

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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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

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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 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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