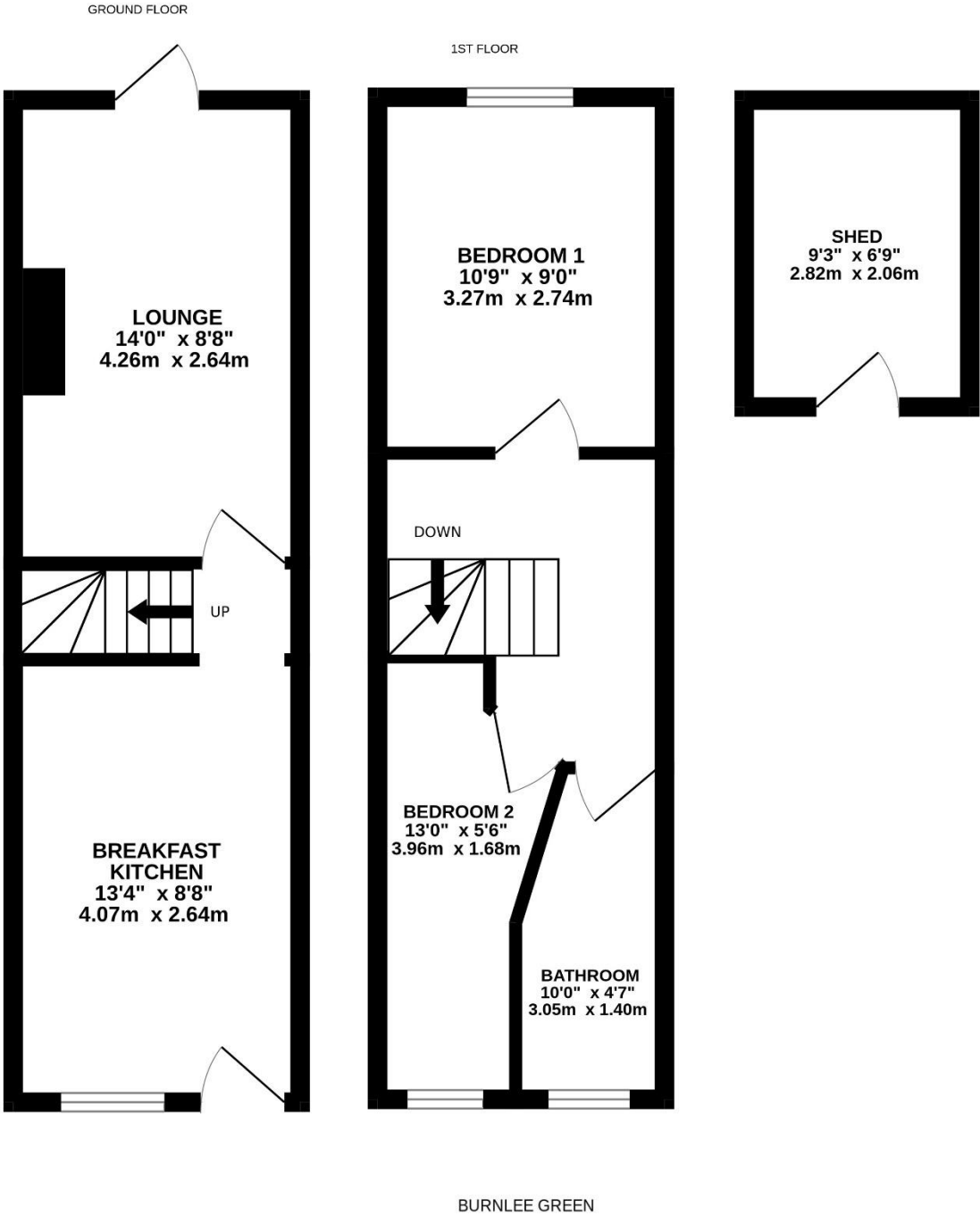


**Simon Blyth**  
ESTATE AGENTS



**OAKLEYS, BURNLEE GREEN, LIPHILL BANK ROAD, HOLMFIRTH HD9 2LG**



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 ©2024





## PROPERTY DESCRIPTION

MIDDLE COTTAGE IS A MOST STUNNING, CHOCOLATE BOX COTTAGE, BOASTING PERIOD CHARM AND CHARACTER BLENDED WITH MODERN FIXTURES AND FITTINGS. NESTLED IN THE QUIET HAMLET OF OAKLEYS, BURNLEE GREEN, THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND IS FINISHED TO A SUPERB STANDARD INTERNALLY. WITH PLEASANT WALKS NEARBY THE PROPERTY BOASTS FANTASTIC VIEWS ACROSS THE HOLME VALLEY TO THE REAR AND IS IN WALKING DISTANCE OF AMENITIES AND A IN CATCHMENT FOR WELL REGARDED SCHOOLING.

The property accommodation briefly comprises of kitchen and lounge with Inglenook stone fireplace and cast-iron log burning stove to the ground floor. To the first floor there are two bedrooms and the house bathroom. Externally there is a low maintenance garden to the front and an enclosed garden with a decking area to the rear. Additionally, there is a useful stone shed for garden storage.

**Offers Around £200,000**

## KITCHEN

*Measurements – 8'8" x 13'4"*

Enter the property through a double glazed, composite front door with obscured glazing into the kitchen. There is high quality flooring, inset spot lighting to the ceilings, a double glazed, sash-style to the front elevation and a vertical column radiator. As the photography suggests, kitchen features a wide range of fitted wall and base units with Shaker style cupboard fronts and complementary work surfaces over, which incorporate a single bowl, stainless steel sink and drainer unit with mixer tap over. The kitchen is well-equipped with built-in appliances which include a four-ring gas hob with stainless steel splashback and canopy style cooker hood over and a built-in, electric, fan-assisted oven. There is space for a tall-standing fridge and freezer unit and space and provisions for an automatic washing machine. There is a decorative dado rail with wall panelling beneath, a wall light point and a doorway leads into a vestibule with a cottage-style door with Suffolk thumb-latch which proceeds into the lounge and a kite-winding staircase rises to the first floor.





## LOUNGE

Measurements – 14'0" x 8'8"

The lounge is a well-proportioned reception room which enjoys a great deal of natural light which cascades through the double-glazed external door to the rear elevation providing direct access to the gardens. There are exposed timber beams and batons to the ceilings, attractive oak flooring and the focal point of the room is the Ingle Nook fireplace with a Clearview, cast-iron, wood-burning stove on a raised, stone hearth. There are two wall light points, a useful, understairs cupboard and a vertical, column radiator.



### FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing which features a wooden banister with spindle balustrade over the stairwell head. There is a partly exposed, timber truss to the ceilings, inset spotlighting to the ceilings and there are cottage-style doors with Suffolk thumb-latches providing access to two bedrooms and the house bathroom.



### BEDROOM ONE

*Measurements – 10'9" x 9'0" max*

Bedroom one features an impressive, vaulted ceiling with exposed, timber beams and timber truss on display, a double-glazed, sash-style window to the rear elevation with window seat beneath, which offers pleasant open-aspect views across the valley and there is a ceiling light point and radiator. The principal bedroom is a double bedroom which has ample space for free standing furniture and there is a useful storage area above the door.

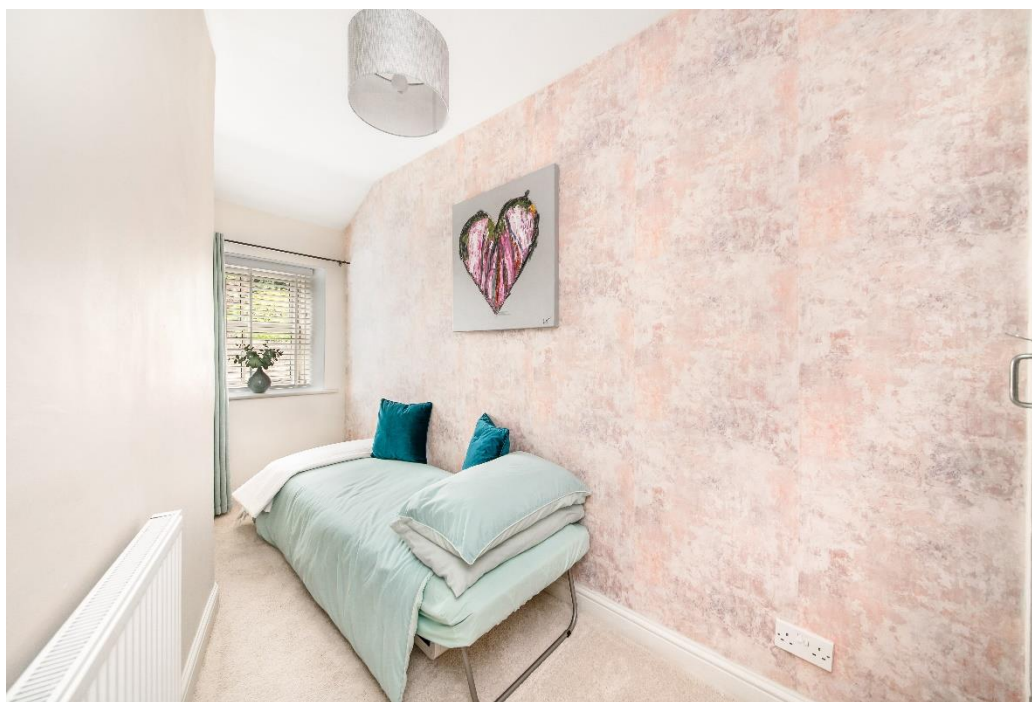




## BEDROOM TWO

*Measurements – 13'0" x 5'6"*

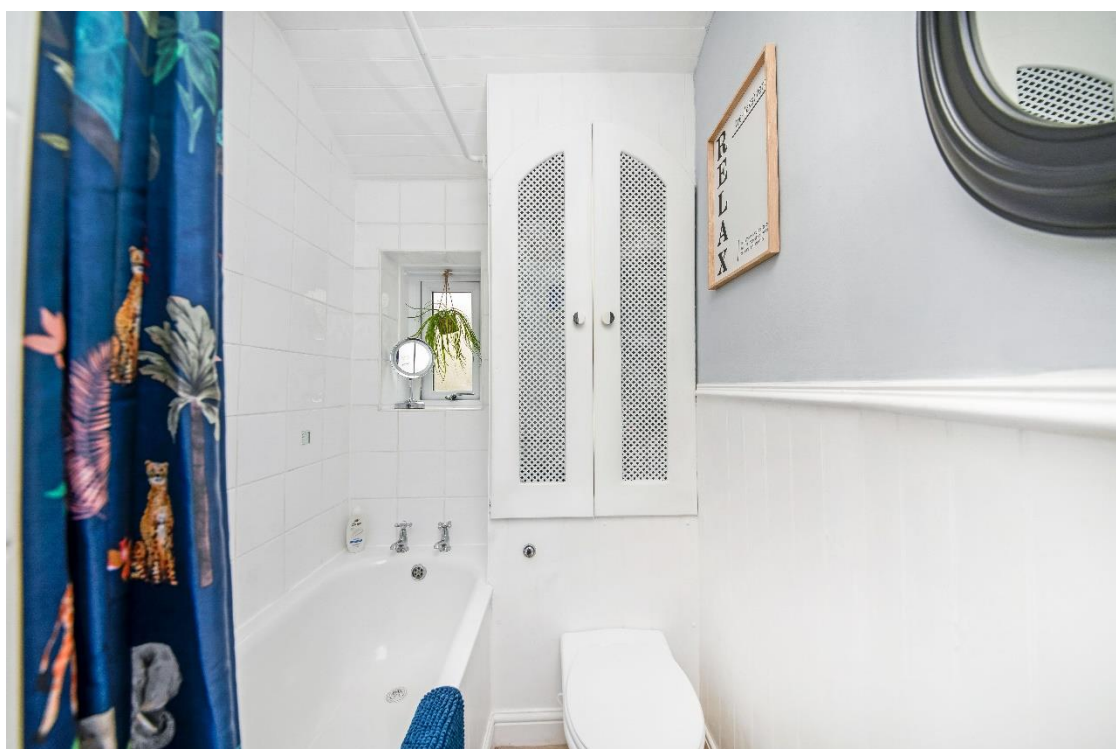
Bedroom two can accommodate a single bed and has historically been utilized as a home office or nursery. There is a ceiling light point, a radiator, a double-glazed, sash-style window to the front elevation and a useful, fitted wardrobe with hanger rail in situ.



## HOUSE BATHROOM

*Measurements – 4'7" x 10'0"*

The house bathroom features a white, three-piece suite which comprises of a panelled bath with thermostatic shower over, a low-level w.c. with concealed cistern and push-button flush and a broad wash handbasin with mixer tap, vanity cupboards beneath and tiled splashback. There is a decorative dado rail with wood panelling beneath, tiling to the splash areas, a panelled ceiling with two ceiling light points and a chrome, ladder-style radiator. Additionally, there is a double-glazed window with obscured glass and tiled surround to the front elevation and a cupboard houses the property's combination boiler and provides additional toiletry storage.





## EXTERNAL

Externally to the rear, the property benefits from a low-maintenance, enclosed garden space, which features a decked area, ideal for al fresco dining and enjoying the afternoon and evening sun. The lower portion of the garden features slate chippings with space for pots and plants and with fenced boundaries. Please note that there is a pedestrian right of access across the rear of the property for neighbouring cottages and the gardens do enjoy pleasant open-aspect views across the valley, far into the distance.



### **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)

### **COPYRIGHT**

Unauthorised 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. 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**

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 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

---



### MAIN CONTACTS

T: 01484 689689

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [holmfirth@simonblyth.co.uk](mailto:holmfirth@simonblyth.co.uk)

### 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](http://WWW.SIMONBLYTH.CO.UK)

Wakefield  
01924 361631

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

Penistone  
01226 762400

Sheffield  
01143 216 590

Barnsley  
01226 731730

Pontefract  
01977 800259