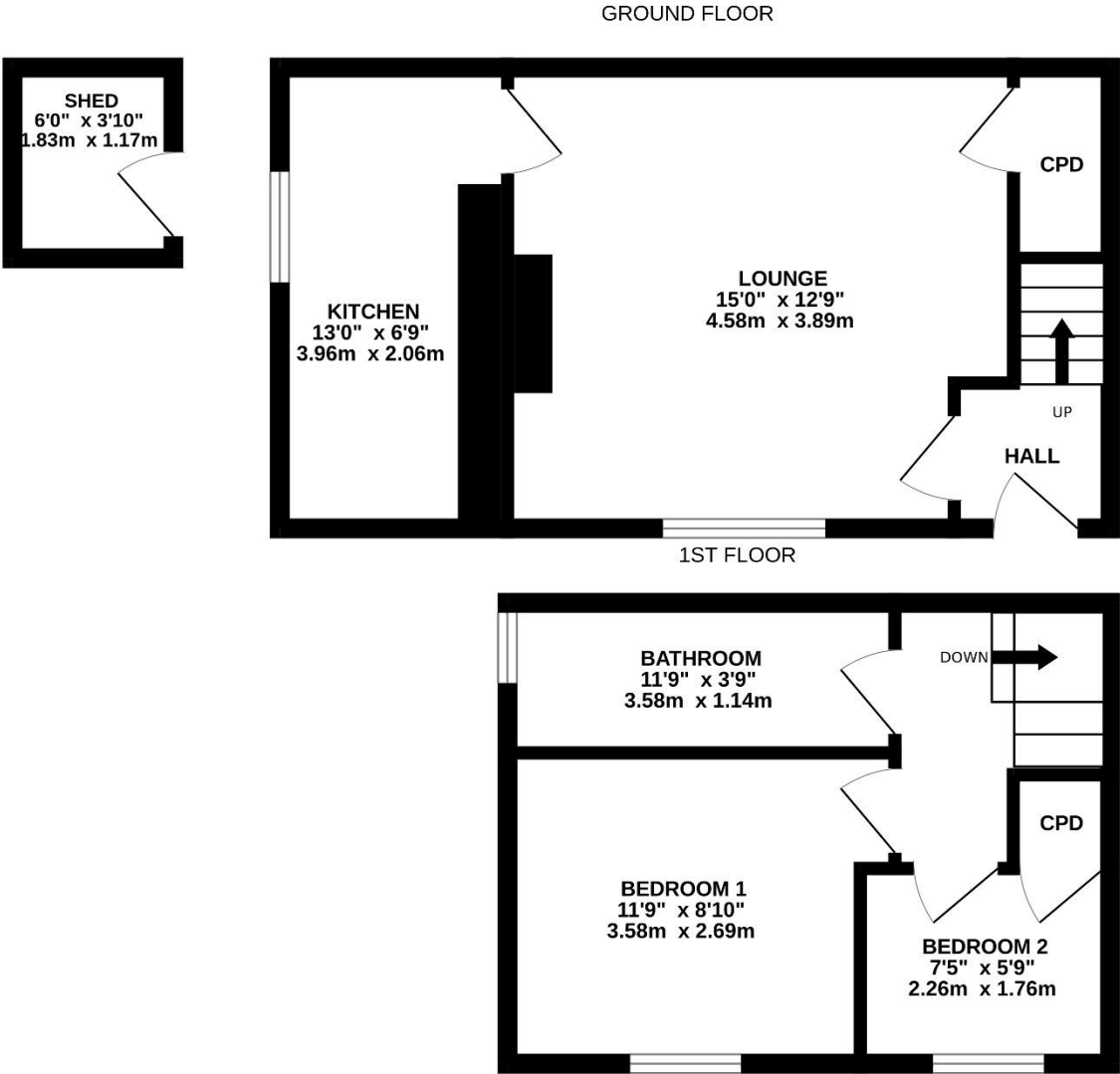


Simon Blyth
ESTATE AGENTS



THE NOOK, GOOSE GREEN, HOLMFIRTH, HD9 2DH



GOOSE GREEN

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 CHARACTERFUL, CHOCOLATE BOX COTTAGE, NESTLED IN THE HEART OF THE SOUGHT AFTER VILLAGE OF HOLMFIRTH. JUST A SHORT WALK TO THE BUSTLING VILLAGE CENTRE, 'THE NOOK' BENEFITS FROM OFF STREET PARKING, STONE SHED, AND PERIOD FEATURES. The property accommodation briefly comprises of entrance, open plan living/dining room and kitchen to the ground floor. To the first floor there are two bedrooms and the house bathroom. Externally to the front is a low maintenance flagged patio area, with an off-street parking area opposite and a stone shed for garden storage.

Offers Around £200,000

ENTRANCE HALL

Measurements – 4'6" x 3'5"

Enter the property through a double-glazed, composite, stable-style door with obscure glazed inserts into the entrance. There is a multi-panelled door which gives access to the lounge, decorative coving to the ceilings and a carpeted, a wooden staircase rises to the first floor with wooden banister. There is high quality flooring, a radiator, ceiling light point and a beautiful, partly exposed, stone surround to the front door.

LOUNGE

Measurements – 15'0" x 12'9"

As the photography suggests, the lounge is a generous proportioned, light and airy reception room which features a bank of double-glazed, mullioned windows to the front elevation, providing the room with a great deal of natural light. There is decorative coving to the ceilings, an ornate ceiling rose with central ceiling light point, a radiator and there are doors giving access to the kitchen and to the useful, under-stairs cupboard. The focal point of the room is the fabulous, Inglenook fireplace with a Clearview, cast-iron, Dunsley, multi-fuel stove, which is set upon a raised, stone hearth.





KITCHEN

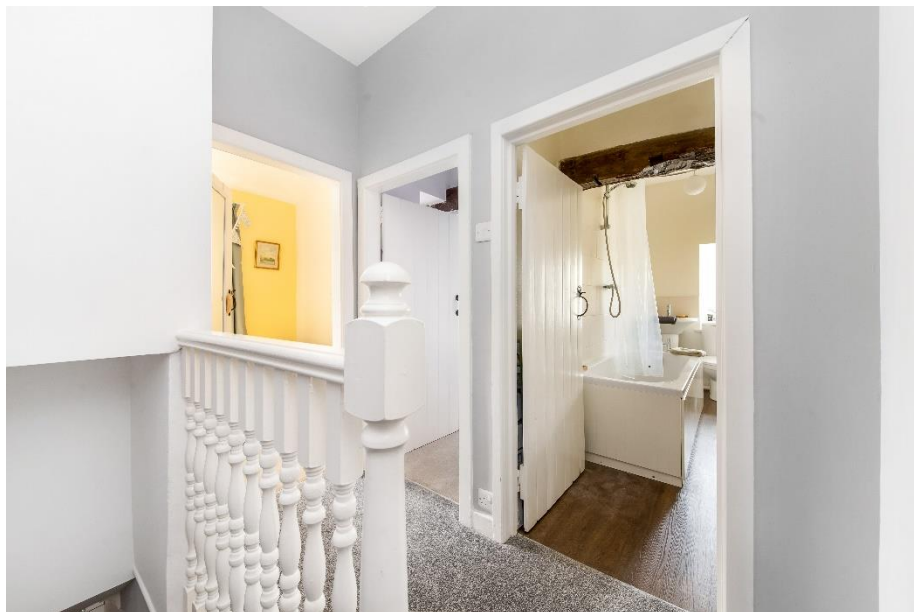
Measurements – 6'9" into door recess x 13'0"

The kitchen features a wide range of fitted wall and base units with high gloss cupboard fronts and with complementary work surfaces over which incorporate a single bowl, stainless steel sink and drainer unit with chrome mixer tap. The kitchen is well-equipped with high quality built-in appliances which include a four-ring ceramic hob with mosaic tile splashback and cooker hood over and a built-in, shoulder level, fan-assisted oven and an integrated, under-counter fridge unit. There are soft-closing doors and drawers, pullout pantry units and a cupboard house's the property combination boiler. There is inset spot lighting to the ceilings, a timber beam on display, a radiator and a double-glazed window to the side elevation which provides a pleasant, open-aspect view across the valley.



FIRST FLOOR LANDING

Taking the staircase from the first-floor entrance, you reach the landing which features cottage-style doors with Suffolk thumb latches providing access to two bedrooms and the house bathroom. There is a ceiling light point, a loft hatch which provides access to a useful attic space and a wooden banister with spindle balustrade over the stairwell head.



BEDROOM ONE

Measurements – 11'6" into door recess x 8'10"

Bedroom one is a light and airy, double bedroom which has ample space for free-standing furniture. There is a radiator, ceiling light point and a double-glazed window to the front elevation which has far-reaching views towards Holme Moss in the distance. There is an exposed, timber beam to the ceilings, a loft hatch which provides access to another useful attic space.



BEDROOM TWO

Measurements – 5'9" x 7'5"

Bedroom two can be utilized as a single bedroom, home office or nursery. There is a double-glazed window to the front elevation, a radiator and ceiling light point and a useful, fitted wardrobe, built into the bulkhead for the stairs.



HOUSE BATHROOM

Measurements – 3'9" x 11'9"

The house bathroom features a modern, white, three-piece suite which comprises of a panelled bath with thermostatic shower over, a pedestal wash handbasin and a low-level WC with push-button flush. There is high-quality flooring, tiling to the splash areas, a ceiling light point and extractor fan. Additionally, there is an exposed, timber beam to the ceilings, a radiator, shaver point and a double-glazed window with obscure glass to the side elevation.



EXTERNAL

Externally to the front, there is a low maintenance, cottage garden which features Yorkshire Stone cobbles and there are stone flags which lead to the front door. There is an external light, a flower bed, and across the lane is a useful area for off-street parking and which features a hard standing for a stone shed.



SHED

Measurements – 6'0" x 3'10"

The stone-built shed features a half-pitched roof and is accessed via a timber door to the side.

ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Leasehold

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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