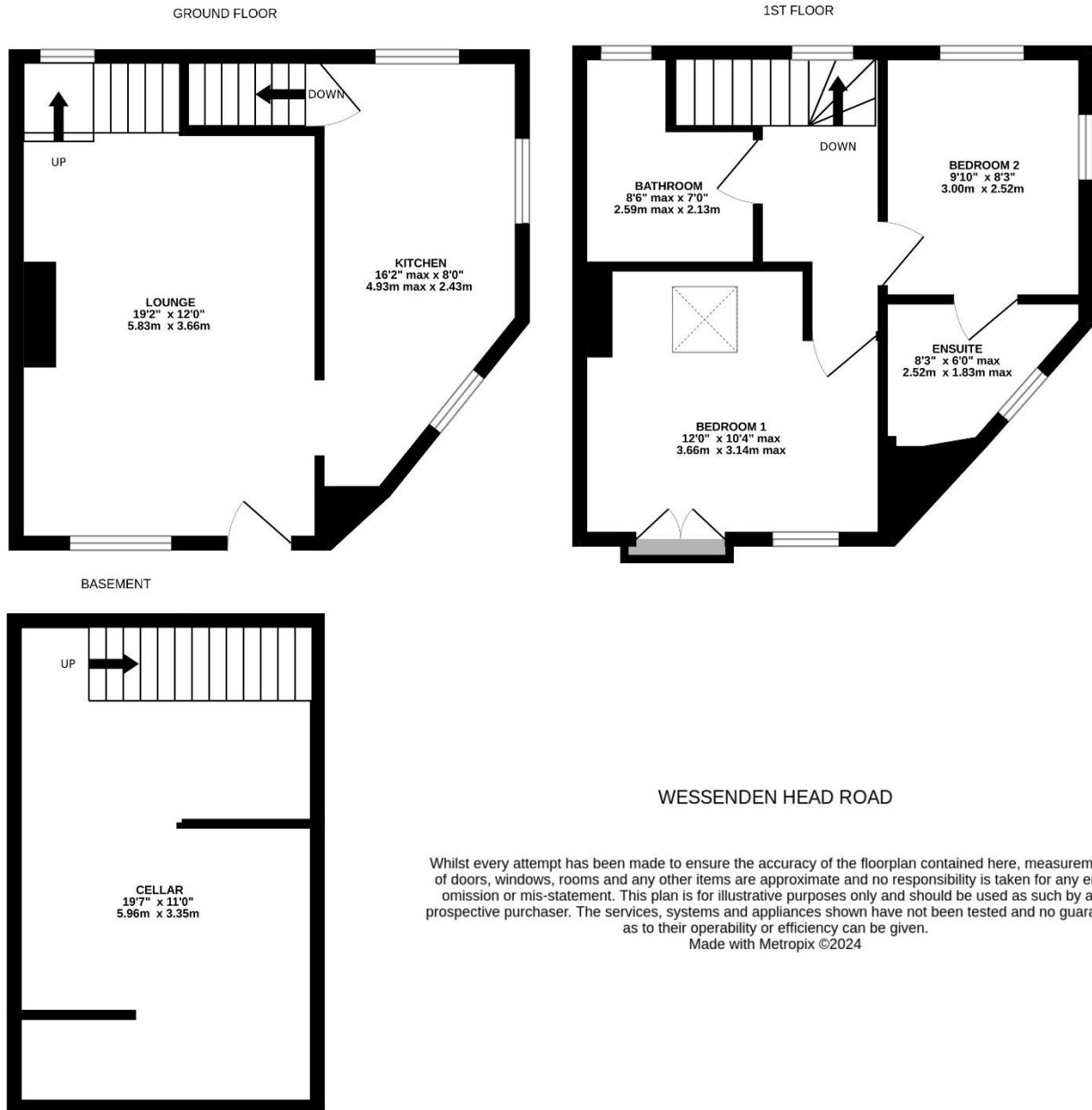


**Simon Blyth**  
ESTATE AGENTS



**TOLL HOUSE, WESSENDEN HEAD ROAD, HOLMFIRTH, HD9 4ET**



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## PROPERTY DESCRIPTION

THE TOLL HOUSE IS A CHARACTERFUL, SEMI-DETACHED, STONE PROPERTY, SITUATED ON WESSENDEN HEAD ROAD, MELTHAM. HAVING UNDERGONE A FULL PROGRAMME OF REFURBISHMENT THROUGHOUT, AND FINISHED TO A FANTASTIC STANDARD INTERNALLY, THE PROPERTY BOASTS HIGH SPECIFICATION BREAKFAST KITCHEN ROOM, FABULOUS VAULTED CEILINGS TO THE FIRST FLOOR AND JULIET BALCONY TO BEDROOM ONE. A SHORT DISTANCE FROM THE VILLAGE CENTRE, THE PROPERTY IS IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS AND HAS PLEASANT COUNTRYSIDE WALKS NEARBY.

The property accommodation briefly comprises of open-plan living/dining room and breakfast kitchen to the ground floor. To the lower ground floor is a useful keeping cellar. To the first floor there are two bedrooms and the house bathroom, bedroom one features a Juliet Balcony offering superb views and the guest bedroom having en-suite shower room. Externally there is a low maintenance stone flagged garden to the front ideal for sitting out.

**Offers Around £250,000**

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## OPEN PLAN LIVING / DINING ROOM

Measurements – 19'2" x 12'0"

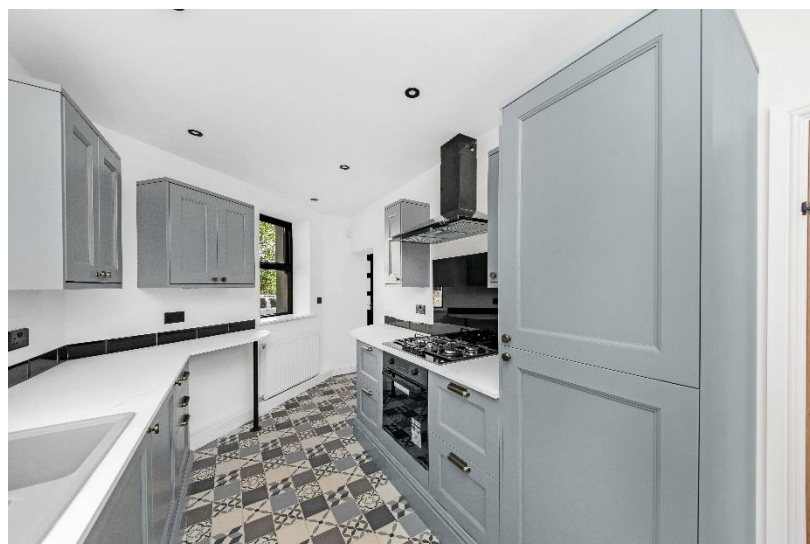
Enter the property through a multi panel timber and double-glazed front door with obscure glazed inserts into the open plan living dining room. As the photography suggests the room enjoys a great deal of character and charm with exposed timber beams to the ceilings and a fabulous Inglenook stone fireplace with cast iron, Art Deco style log burning stove which is set upon a raised stone hearth. There are insets spotlight into the ceilings, four wall light points, two radiators and a staircase that rises to the first floor. There are dual aspect double glazed windows to the front and rear elevations which provide the room with a great deal of natural light and a doorway then proceeds to the breakfast kitchen room.



## BREAKFAST KITCHEN

*Measurements – 16'2" max x 8'0"*

The breakfast kitchen room features high quality fitted wall and base units with Shaker style cupboard fronts and with complementary work surfaces over which incorporates a 1 1/2 full composite sink and drain unit with brushed brass mixer top. The kitchen is well equipped with high quality built-in appliances which includes a five-ring gas on glass, Lamona hob with ceramic splashback and canopy style cooker hood over, a built-in fan assist and Lamona oven, integral fridge and freezer unit, integrated dishwasher and a built in washer dryer. There is attractive luxury vinyl tiled flooring, high gloss tiling to the upstand and the room enjoys a great deal of natural light which cascades through the triple aspect windows to the front, side and rear elevations. There is insert spotlight into the ceilings, breakfast peninsula, radiator and a cottage style door encloses the staircase descending to the lower ground floor.



## LOWER GROUND FLOOR

Measurements – 19'7" x 11'0"

Taking a stone stairwell from the breakfast kitchen room you reach a useful vaulted ceiling cellar area which features lighting and power and original stone slab keeping tables. There are Yorkshire stone flags, flagged flooring and various recessed stone shelving for additional storage



## LANDING

Taking the staircase from the open plan living dining room you reach the 1st floor landing, which features a fabulous, exposed timber truss to the ceilings, there are oak doors providing access to two well-proportioned bedrooms and the house bathroom, insert spotlight into the ceilings, two light points mounted on the timber truss and a radiator.



## BEDROOM ONE

*Measurements – 12'0" x 10'4" max*

Bedroom one is a light and airy double room which has ample space for freestanding furniture. There is a double-glazed window to the front elevation and double-glazed Juliet balcony, providing a pleasant open outlook downwards Wessenden Head Road and with open fields into the distance there is an impressive, vaulted ceiling. With double glazed skylight window to the rear elevation, inset spotlight into the ceilings, a partly exposed timber truss with light point and a vertical column radiator.



## BEDROOM TWO

*Measurements – 9'10" x 8'3"*

Bedroom two can accommodate a double bed with space for freestanding furniture. There are dual aspect double glazed windows to the rear and side elevations and exposed timber beam to the ceilings, double clear skylight window to the rear, a radiator and inset spotlighting. Additionally, there is a television point and a cupboard over the door, providing access to the ensuite shower room, providing additional storage.



## EN-SUITE SHOWER ROOM

*Measurements – 8'3" x 6'0" max*

The en-suite, shower room features a modern contemporary three-piece suite which comprises of a low-level w.c. with concealed cistern and push button flush, a quadrant style fixed frame shower cubicle with thermostatic shower and attractive tiling to the splash areas and a fabulous wash hand basin with Chrome Monoblock, mixer, tap and tile into the splash areas. There is a radiator, insert spotlight into the ceilings, a shaver point and a double glazed window to the side elevation. Additionally, the en-suite shower room houses the wall mounted combination boiler.





## HOUSE BATHROOM

The house bathroom features a modern white three-piece suite which comprises of a panel bath with thermostatic rainfall, shower over and separate handheld attachment, with attractive contrasting tile into the splash areas and glazed shower guard, a wall hung broad wash hand basing with mixer tap and towel splashback and a low level w.c. with push button flush. There is inset spot lighting to the ceilings, an exposed timber beam on display, a double-glazed window to the rear elevation, and a shaver point. Additionally, there is a leather style horizontal radiator and an LED backlit vanity mirror.



## **ADDITIONAL INFORMATION**

EPC rating – TBC  
Property tenure – Leasehold  
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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## **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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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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