

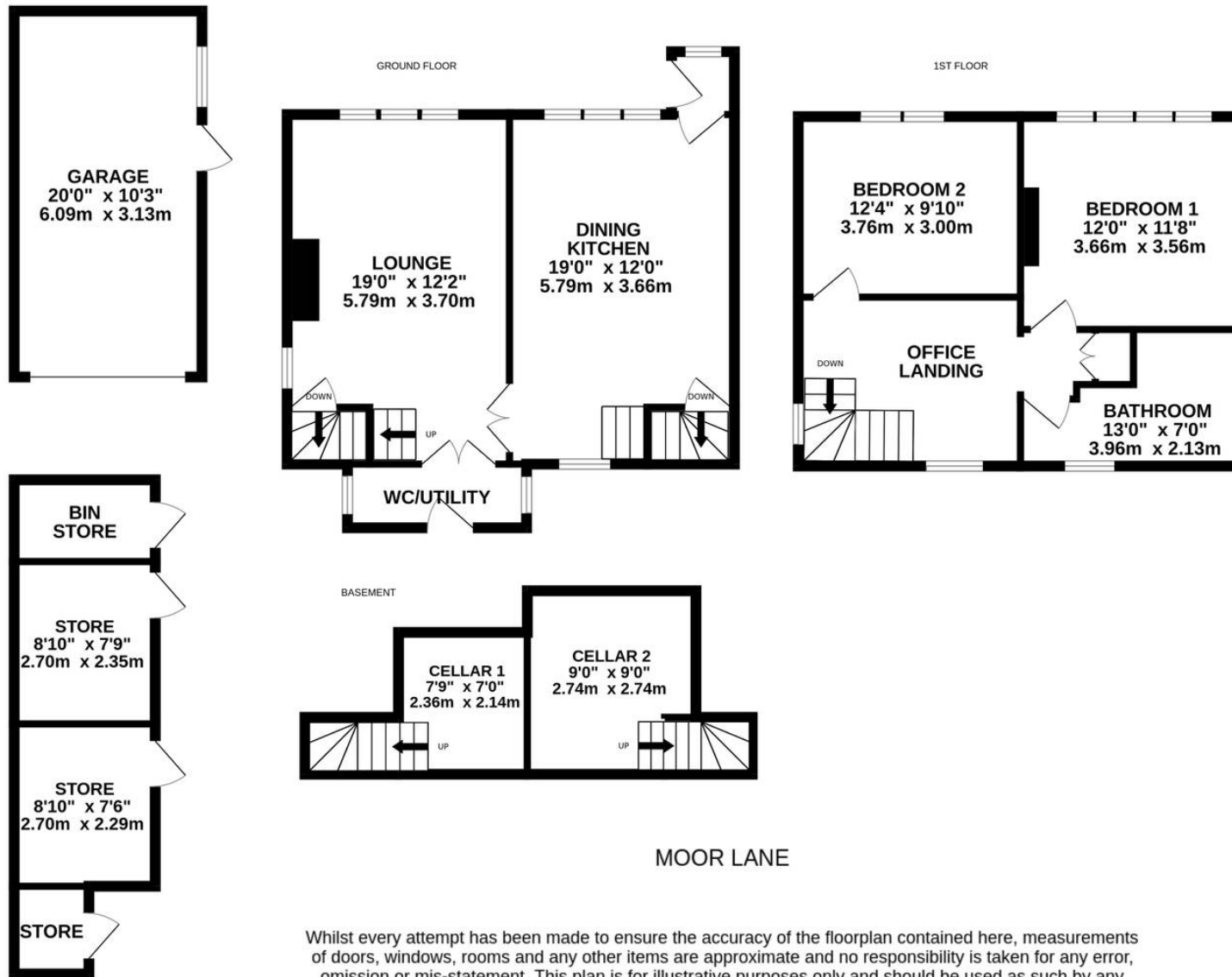


120-122 Moor Lane, Netherton

Huddersfield, HD4 7JJ

Offers in Region of **£290,000**

OUTBUILDINGS



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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120-122 Moor Lane

Netherton, Huddersfield, HD4 7JJ

A SPACIOUS, PERIOD COTTAGE BOASTING PERIOD FEATURES AND FABULOUS GARDENS SITUATED IN THE POPULAR AREA OF NETHERTON. THE COTTAGE WAS FORMALLY TWO COTTAGES AND HAS BEEN TASTEFULLY RECONFIGURED INTO A STUNNING FAMILY HOME. BOASTING BEAUTIFUL GARDENS, FANTASTIC VIEWS AND VERSATILE ACCOMMODATION INCLUDING TWO SEPARATELY ACCESSIBLE CELLARS. LOCATED A SHORT DISTANCE FROM VILLAGE AMENITIES, WITH PLEASANT WALKS NEAR BY AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS.

The property comprises entrance with utility and WC facilities, spacious lounge with mullion windows overlooking the gardens, open-plan dining kitchen and rear porch to the ground floor. To the first floor is an office landing, two double bedrooms and the house bathroom. To the lower ground floor are two useful cellars. Externally is a gated private lane approached from Moor Lane, which leads to a detached garage and off-street parking. There is a bank of stone outbuildings, including a bin store, potting shed and two garden stores. The rear garden is laid to lawn with well-stocked flower tree and shrub beds.

Tenure Freehold.
Council Tax Band B.
EPC Rating D.





GROUND FLOOR

ENTRANCE

9' 7" x 2' 9" (2.92m x 0.84m)

Enter into the property through a multi-panel hardwood door into the entrance, which features a fabulous exposed stone wall and twin, multi-panel, timber and glazed doors providing direct access to the lounge. There is attractive terracotta tiled flooring and dual-aspect hardwood double glazed windows to either side elevations. The entrance is currently multi-purpose, as it features a two-piece suite comprising of a low-level w.c. and a wall-hung wash hand basin. There is a radiator in situ and plumbing and provisions for an automatic washing machine.

PLEASE NOTE – Should a prospective buyer want to separate the w.c., this is possible with some relatively minor reconfigurations.

LOUNGE

19' 0" x 12' 2" (5.79m x 3.71m)

The lounge is a generously proportioned, light and airy reception room, brimming with charm and character courtesy of beautiful exposed timber flooring, exposed timber beams and batons to the ceiling, and a bank of double-glazed stone mullioned windows to the rear elevation. There is a beautiful, bespoke, timber windowsill with part chamfered edges and embellished with Italian coins and which also opens out to provide additional hidden storage. There are two wall light points, a ceiling light point, two radiators, and the focal point of the room is the inglenook fireplace with Clearview multi-fuel burning Heta stove set upon a raised stone hearth with attractive brick lined inset and stone surround. Multi-panel timber and glazed doors provide access to the open-plan dining kitchen room and a kite-winding staircase with central carpet runner, wooden banister and spindle balustrade proceeds to the first floor. A door beneath the staircase leads to the first cellar.



OPEN-PLAN DINING KITCHEN

19' 0" x 12' 0" (5.79m x 3.66m)

The dining kitchen enjoys a great deal of natural light which cascades through dual-aspect windows. There are partly exposed stone walls, exposed timber beams, and natural Yorkshire stone flagged flooring. The kitchen features a range of fitted wall and base units with fixed frame, shaker-style cupboard fronts and complementary part-oak and part-quartz work surfaces, which incorporate a Belfast-style, stainless-steel, deep sink unit with brushed chrome mixer tap over. The kitchen is equipped with a recessed chimney with space and provisions for a 7-ring range cooker and integrated cooker hood over, soft-closing doors and drawers, and under-unit lighting. There is a now-decorative stone staircase which proceeds to a useful cupboard, and there is a timber and glazed stable-style door leading to the rear entrance porch and a cottage-style door with Suffolk thumb latch enclosing a staircase descending to the second cellar.





Simon Blyth
ESTATE AGENTS

REAR PORCH

The rear porch features terracotta tiled flooring, a double-glazed window to the rear elevation, a ceiling light point, and a multi-panel hardwood door providing direct access to the rear gardens.

CELLAR 1

7' 9" x 7' 0" (2.36m x 2.13m)

Taking a kite winding stone stairwell from the lounge, you reach cellar 1, which features Yorkshire stone flagged flooring, the original stone keeping table, and lighting in situ.

CELLAR 2

9' 0" x 9' 0" (2.74m x 2.74m)

Cellar 2 is accessed via a cottage-style door with Suffolk thumb latch from the open-plan dining kitchen. A stone stairwell descends to a fabulous vaulted ceiling cellar which features Yorkshires stone flagged flooring, original stone keeping table, and recessed stone niche shelving. There is a wall light point and a ceiling light point with lighting and power in situ.

FIRST FLOOR

FIRST FLOOR OFFICE LANDING

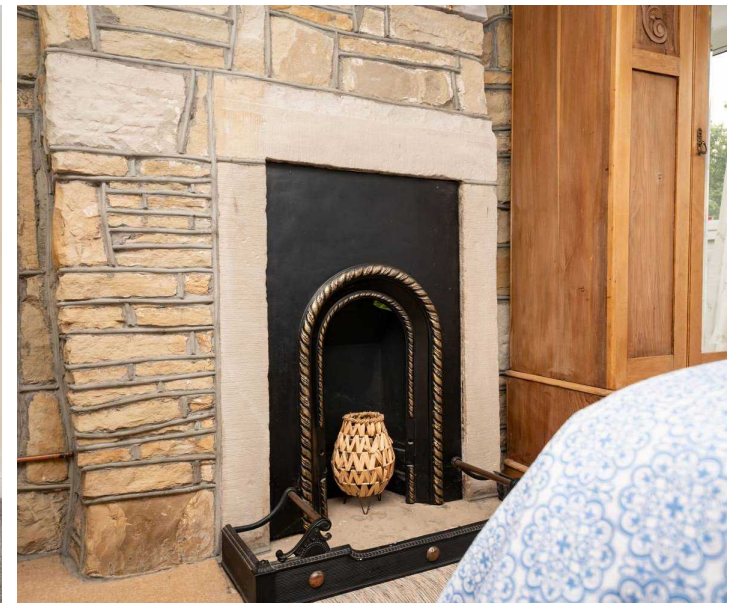
12' 0" x 9' 0" (3.66m x 2.74m)

Taking the kite winding staircase from the lounge, you reach the first floor landing, which enjoys a great deal of natural light courtesy of dual-aspect hardwood windows to the front and side elevations. The double-glazed bank of stone mullioned windows to the side elevation provides a fantastic open-aspect view towards Castle Hill and Hall Bower. There is a decorative dado rail, a ceiling light point, a wall light point, two radiators, a partly exposed stone wall, a loft hatch providing access to a useful attic space, a useful airing cupboard for additional storage, and multi-panel timber doors providing access to two well-proportioned double bedrooms and the house shower room.

BEDROOM ONE

12' 0" x 11' 8" (3.66m x 3.56m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of fabulous, hardwood, double-glazed, stone mullioned windows to the rear elevation, providing a pleasant open-aspect view across the property's well stocked gardens and the valley beyond. There is a beautiful, exposed stone wall featuring a decorative cast-iron fireplace with stone hearth and surround, an exposed timber beam to the ceiling, inset spotlighting, wall lighting, and a radiator.





BEDROOM TWO

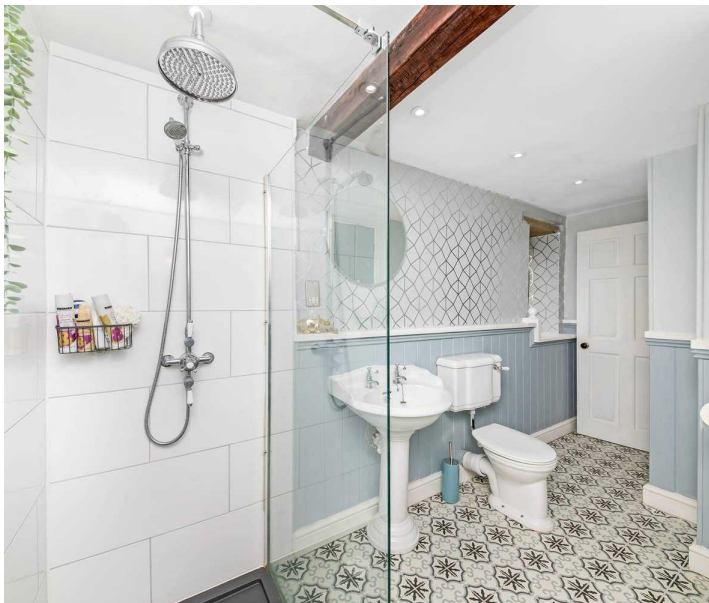
12' 4" x 9' 10" (3.76m x 3.00m)

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, and a bank of double-glazed, hardwood, stone mullioned windows to the rear elevation, taking full advantage of the pleasant views across the gardens and of the valley beyond.

HOUSE SHOWER ROOM

7' 0" x 13' 0" (2.13m x 3.96m)

The house shower room is impressive and spacious, and features a traditional-style three-piece suite comprising of a low-level w.c. with raised cistern, a broad pedestal wash hand basin with chrome taps, and a walk-in fixed frame shower cubicle with thermostatic rainfall showerhead and separate handheld attachment. There is attractive tiled flooring, tiling to the splash areas, a decorative dado rail with chamfered edges and wall panelling beneath, inset spotlighting to the ceiling, an anthracite ladder-style radiator, a shaver point, a useful toiletry cabinet, and a double-glazed hardwood window with obscure glass and stone surround to the front elevation.



EXTERNAL

GARDENS

The property is accessed via a five-bar gate with an adjoining pedestrian access gate, which leads to a shared access lane for neighbouring cottages with pedestrian right of access only, however occupiers of the subject property also have vehicular access over this gravelled lane. This lane then proceeds to a hardstanding and to the detached garage.

The property's gardens are predominantly laid to lawn, are beautifully maintained, and feature well-stocked flower, tree and shrub beds. There are various rockeries with part-fenced and part-hedged boundaries. There are a number of stone outbuildings, including a bin store, a potting shed and two garden stores.

DETACHED GARAGE

20' 0" x 10' 3" (6.10m x 3.12m)

The detached garage features an up-and-over door, lighting and power in situ, dual-aspect banks of windows to the rear and side elevations, storage in the rafters, and a multi-panel timber and glazed pedestrian access door to the side elevation.





ADDITIONAL INFORMATION

The property is accessed via a five-bar gate with an adjoining pedestrian access gate, which leads to a shared access lane for neighbouring cottages with pedestrian right of access only, however occupiers of the subject property also have vehicular access over this gravelled lane.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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.

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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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