

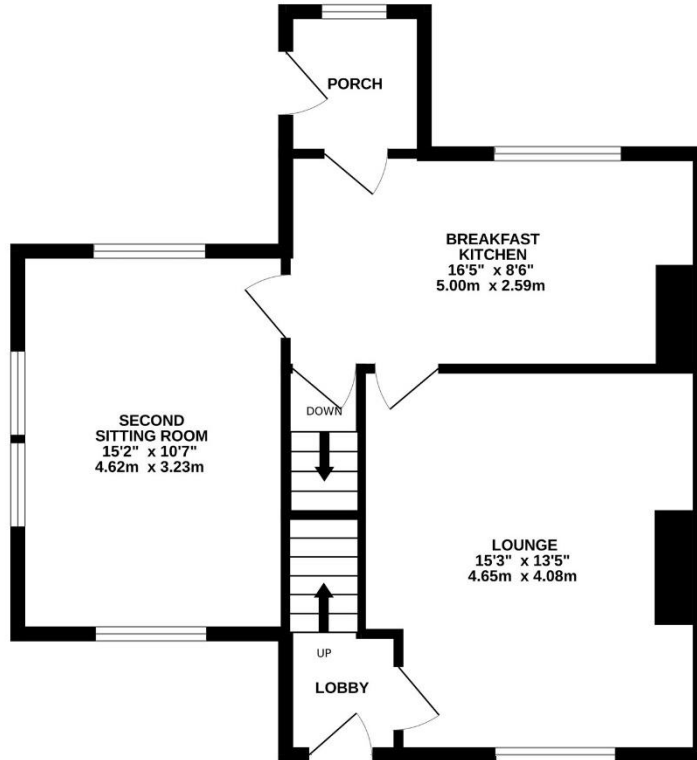
**Simon Blyth**  
ESTATE AGENTS



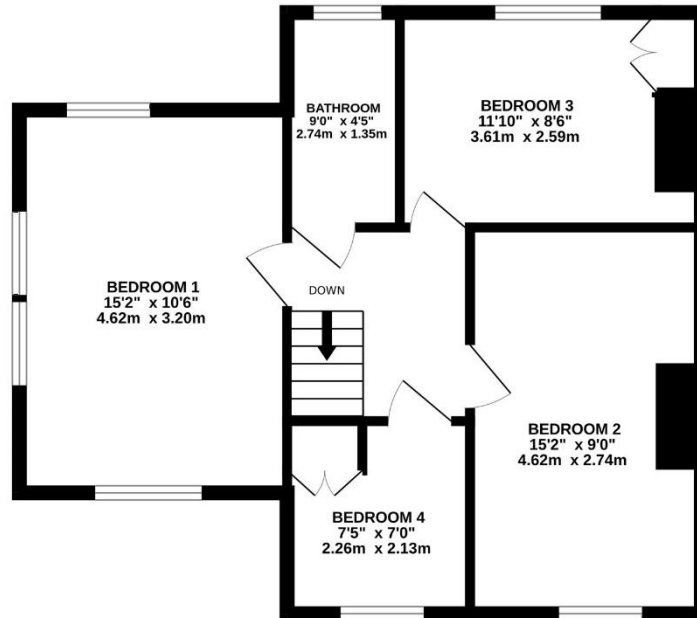
**ST HELENS GATE, HUDDERSFIELD, HD4 6SG**



GROUND FLOOR



1ST FLOOR



ST HELENS GATE

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## PROPERTY DESCRIPTION

A BEAUTIFULLY LOCATED FOUR BEDROOM SEMI DETACHED COTTAGE WITH A DELIGHTFUL SIDE AND REAR GARDEN, GOOD SIZED DRIVEWAY AND A HUGE AMOUNT OF POTENTIAL. IN NEED OF SOME REJUVENATION THIS BEAUTIFUL PERIOD COTTAGE HAS BEEN EXTENDED IN ITS PAST AND IS NOW READY FOR A GENERAL REFIT. IN A LOVELY LOCATION AND ENJOYING RURAL VIEWS AND BEING CLOSE TO THE SCHOOL, THIS HOME MUST BE VIEWED TO BE FULLY APPRECIATED AND UNDERSTOOD. It briefly comprises entrance lobby, rear entrance porch, lounge, dining kitchen, second sitting room, cellars, four bedrooms all a good size, house bathroom, greenhouse, garden, shed and delightful mature lower garden.

**Offers Around £380,000**

## ENTRANCE

Front main entrance door with obscure glazed over light gives access through to the entrance lobby. This has coving to the ceiling and a staircase rising to the first-floor landing. A timber and glazed door gives access through to the lounge.

## LOUNGE

*Measurements – 15'3" X 13'5"*

This, as the photograph and floor layout plan suggest is a good size room. Once again, it has many period features including central ceiling rows, coving, picture rail and a delightful fireplace. This with an original surround and mantle has an open fire grate within the cast iron and tiled feature fireplace. The room has a delightful view out over the property's front gardens and pleasant scene beyond looking towards the school. This is courtesy of a good-sized window which allows the room a large amount of natural light.





## **BREAKFAST KITCHEN**

*Measurements – 16'5" X 8'6"*

A timber glazed door leads through to the breakfast kitchen with a fabulous stone flagged floor. The kitchen is a particularly high ceiling height, and the large window gives a lovely view out over the property's large gardens and rural scene beyond. There is a wealth of units principally at the lower level with a good amount of working services, there is a one and a half bowl ceramic sink unit, space for fridge freezer, plumbing for automatic washing machine, range Master Oven with the usual warming ovens, five ring gas hob and the electric griddle. The room also has an everyday entrance door via the rear entrance porch, which has a ceramic tile floor, window overlooking the garden and timber and glazed door. Doorway from the breakfast kitchen leads through to the second sitting room.





## SECOND SITTING ROOM

*Measurements – 15'2" X 10'7"*

This most versatile of rooms has windows to three sides overlooking the delightful front, side and rear gardens. There's a lovely, polished timber floor and central chandelier point. The doorway from the breakfast kitchen gives access to a staircase which leads down to good sized keeping cellar.



## FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the first-floor landing which has multipaneled doors providing access to three well-proportioned bedrooms and the house bathroom. There is a ceiling light point and a loft hatch that provides access to a useful attic space.



## BEDROOM ONE

*Measurements – 15'2" X 10'6"*

With a timber board floor, this room once again has windows to three sides. It is of a very good size and has lovely views out of the property's gardens and neighbouring scene beyond.



## BEDROOM TWO

*Measurements – 15'2" X 9'0"*

Bedroom two again is a generously proportioned light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation which have a fantastic open aspect view across the playing field and the tree lined backdrop. There is a central ceiling light point, a radiator and a fitted wardrobe.





### **BEDROOM THREE**

*Measurements – 11'10" X 8'6"*

Yet again a good-sized room and with an astonishing long distance view out over the property's rear gardens and rural view beyond. This room has timber boarded floor, period style fireplace, library style shelving to one side of the chimney breast and wardrobes and storage cupboard to the other.



### **BEDROOM FOUR**

*Measurements – 7'5" X 7'0"*

A single room with a pleasant outlook to the front and good amount of inbuilt wardrobe / storage space.





## HOUSE BATHROOM

*Measurements – 9'0" X 4'5"*

The house bathroom is fitted with a three-piece-suite in white comprising a low level w.c. pedestal wash hand basin and double ended bath was centrally located tap. There is spotlighting to the ceiling, ceramic tiling to the full ceiling height and attractive flooring. With combination central heating, radiator / heated towel rail.



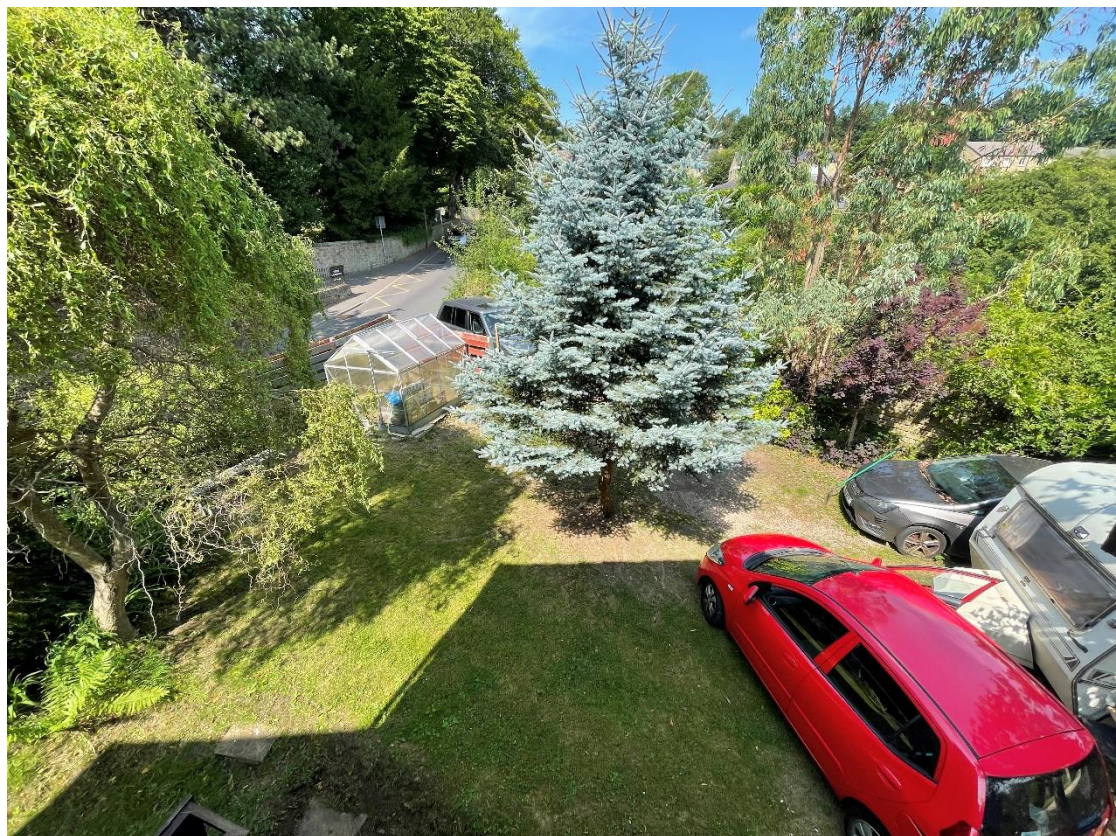
## EXTERNAL

The property occupies a remarkable location and is very popular area. It has pleasant garden areas to the front, side and rear. Those to the front are elevated from the roadway and has a pleasant sitting out area and gateway and stone steps leading to the roadway. A wrought iron gate and other fencing encloses the side and rear garden. This includes a good-sized driveway which provides parking for four / five vehicles. The initial entrance way is hard surfaced, and the remainder being gravelled. There's also a greenhouse and mature trees and lawn. The rear garden has a delightful enclosed sitting out space, being partially paved, and the lower garden area once again is presented to a high standard and has a lovely amount of mature shrubbery and trees. There's a good-sized garden shed and adjoining open farmland to the rear with the lovely view across the Woodsome valley towards Fenay Bridge.































### **ADDITIONAL INFORMATION**

It should be noted the property has gas-fired central heating and double glazing. Carpets, curtains and certain other extras may be available through separate negotiation. The property needs rejuvenation and uplift, however its value when these works have been carried out will be a significant improvement up to circa £480,000 / £500,000.

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## **ADDITIONAL INFORMATION**

EPC rating – TBC  
Property tenure – Freehold  
Local authority – Kirklees  
Council tax band – C

## **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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