

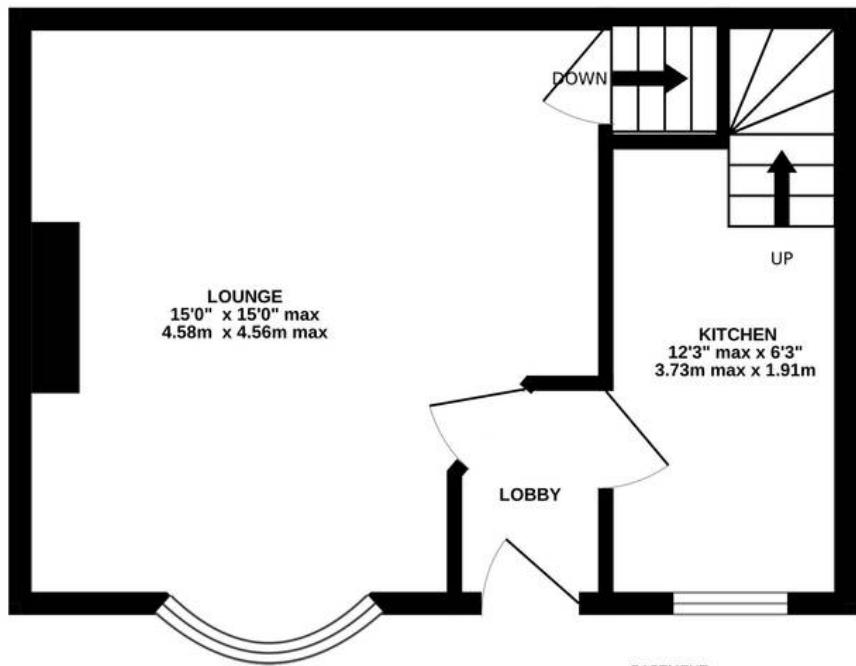


**7 Lower Fold, Brighouse**

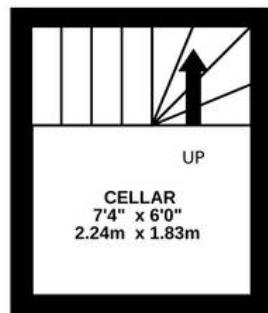
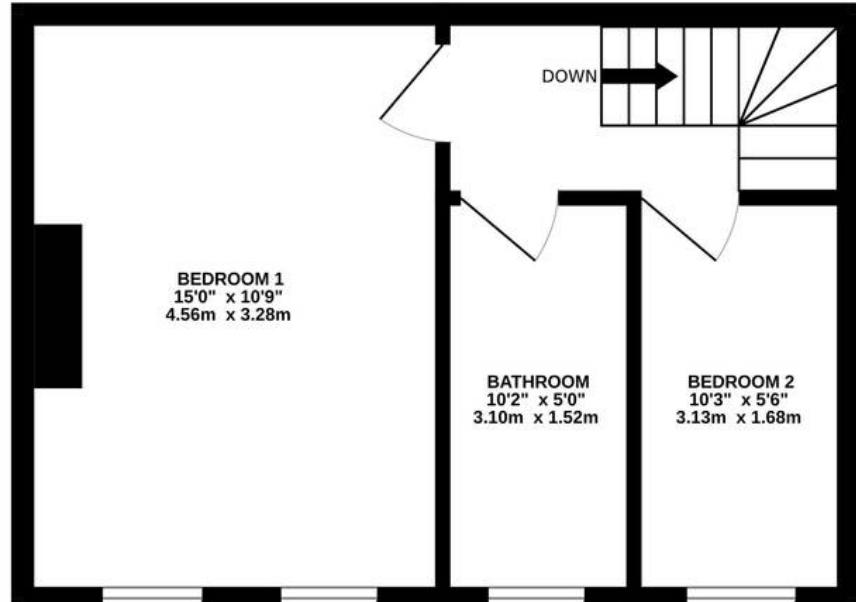
Brighouse, HD6 3PN

Offers in Region of **£160,000**

GROUND FLOOR



1ST FLOOR



LOWER FOLD

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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## 7 Lower Fold

Brighouse, HD6 3PN

A MOST CHARMING, TWO BEDROOM, DOUBLE-FRONTED COTTAGE NESTLED ON A QUIET, PRIVATE LANE IN THE POPULAR RESIDENTIAL AREA OF BRIGHOUSE. THE PROPERTY BOASTS PERIOD CHARM AND CHARACTER FEATURES, INCLUDING EXPOSED TIMBER BEAMS AND EXPOSED STONE WALL. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND IS CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND LOCAL AMENITIES.

The property accommodation briefly comprises of entrance lobby, lounge, and breakfast kitchen to the ground floor. There is a useful lower ground floor keeping cellar. To the first floor are two bedrooms and the house bathroom. Externally, there is a low maintenance front courtyard with flagged patio and raised shrub beds.

Tenure Freehold.

Council Tax Band A.

EPC Rating D.

**Simon Blyth**  
ESTATE AGENTS



## GROUND FLOOR

### ENTRANCE

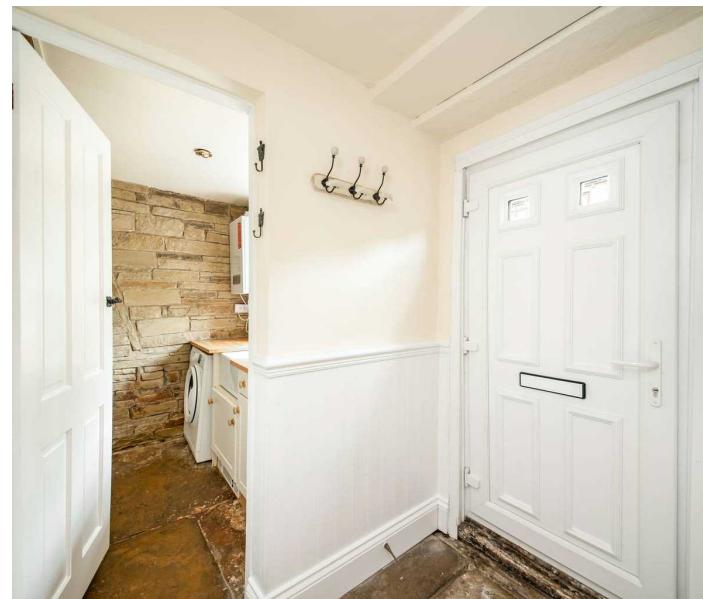
5' 8" x 4' 0" (1.73m x 1.22m)

Enter into the property through a double-glazed PVC front door into the entrance, which features an abundance of character features including beautiful, exposed, Yorkshire stone flagged flooring, a partly exposed timber beam to the ceiling, and a decorative dado rail with wood panelling beneath. Multi-panel timber doors provide access to the lounge and the breakfast kitchen.

### LOUNGE

15' 0" x 15' 0" (4.57m x 4.57m)

The lounge is a generously proportioned, light and airy reception room which features a double-glazed bay window to the front elevation. There is a central ceiling light point, a radiator, and a multi-panel door enclosing a staircase which descends to the lower ground floor cellar. There are exposed timber beams to the ceiling and the focal point of the room is the living flame effect gas fireplace with cast-iron inset and timber mantel surround, set upon a raised stone hearth.





#### **BREAKFAST KITCHEN**

12' 3" x 6' 3" (3.73m x 1.91m)

The fabulous exposed Yorkshire stone flagged flooring continues from the entrance into the breakfast kitchen which offers a great deal of charm and character with exposed stone wall, timber beams to the ceiling and a stone staircase rising to the first floor. There is inset spot lighting to the ceiling, a double-glazed window to the front elevation, an extractor fan, and the kitchen also houses the wall-mounted combination boiler. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts with complementary wood work surfaces over, which incorporate a ceramic Belfast sink unit with chrome mixer tap. There are built-in appliances including a four-ring Lamona hob, an electric fan-assisted oven, a tall standing fridge and freezer unit, and an automatic washing machine.



#### **LOWER GROUND FLOOR CELLAR**

6' 0" x 7' 4" (1.83m x 2.24m)

Taking the stone stairwell from the lounge, you reach a useful keeping cellar with lighting and power in situ, and original stone recessed shelving.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the kitchen, you reach the first floor landing. There are multi-panel timber doors providing access to two bedrooms and the house bathroom, exposed timber floorboards, a ceiling light point, a wooden banister with cast-iron balustrade, and a beautiful exposed stone wall which rises along the staircase.

### BEDROOM ONE

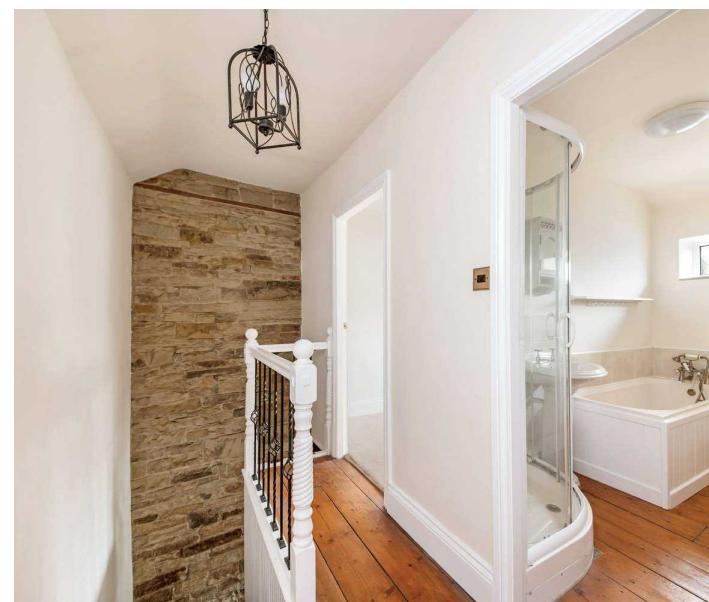
10' 9" x 15' 0" (3.28m x 4.57m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a central ceiling light point, a radiator, a bank of double-glazed mullioned windows to the front elevation which provide a pleasant view, and the focal point of the room is the exposed stone chimney breast with inglenook fireplace and raised stone hearth.

### BEDROOM TWO

5' 6" x 10' 3" (1.68m x 3.12m)

Bedroom two is a light and airy single bedroom which could be utilised as a home office or nursery. There is a ceiling light point, a radiator, a double-glazed window to the front elevation with fabulous exposed stone wall and timber lintel above, and a loft hatch with drop-down ladder providing access to a useful attic space which is boarded and has lighting in situ.





#### HOUSE BATHROOM

10' 2" x 5' 0" (3.10m x 1.52m)

The beautiful broad timber floorboards continue through from the landing into the house bathroom, which features a four-piece suite comprising a fixed frame, quadrant-style shower cubicle, a pedestal wash hand basin, a low-level w.c., and a panel bath with showerhead mixer tap. There is tiling to the splash areas, a ceiling light point, a radiator, and a double-glazed window with obscure glass and stone sill to the front elevation.

## EXTERNAL

### GARDEN

Externally, the property features a stone flagged courtyard garden, ideal for sitting out to enjoy the afternoon and evening sun. There are low maintenance flower and shrub beds, part-fence and part-wall boundaries, an external light, and a stone shed ideal for garden storage.

### OFF STREET

1 Parking Space



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**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.**

**FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.**

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**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 TIMES****7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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