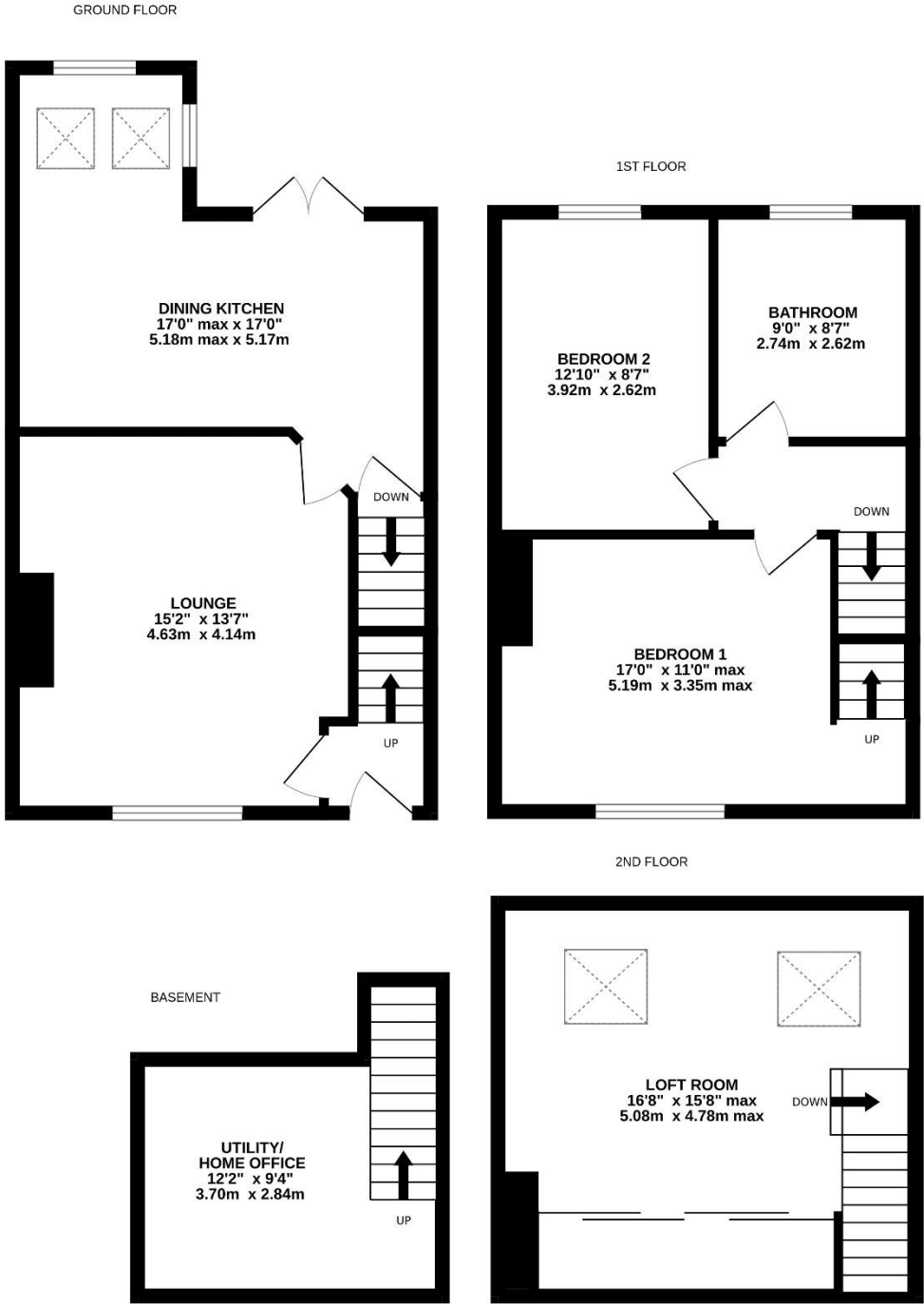


**Simon Blyth**  
ESTATE AGENTS



**ST ANN'S SQUARE, NETHERTHONG, HD9 3EH**



ST ANN'S SQUARE

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## PROPERTY DESCRIPTION

NESTLED IN QUIET, TUCKED AWAY POSITION IN THE HEART OF THE SOUGHT-AFTER VILLAGE OF NETHERTHONG IS THIS BEAUTIFUL, TWO DOUBLE BEDROOM PERIOD COTTAGE. IN A STUNNING COURTYARD SETTING, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES AND WITH PLEASANT WALKS ON THE DOORSTEP. THE PROPERTY BOASTS FABULOUS OPEN-PLAN DINING-KITCHEN ROOM, USEFUL ATTIC ROOM AND AN ABUNDANCE OF CHARACTER FEATURES.

The property accommodation briefly comprises of entrance, lounge and open-plan dining-kitchen to the ground floor. To the lower ground floor is a useful utility room/Hobby room to the first floor. There are two well-proportioned double bedrooms and the house bathroom. A staircase from bedroom one leads to a fantastic attic room. Externally to the front there is a buffer garden with Yorkshire stone flags, to the rear is a pleasant, low maintenance, enclosed garden with a variety of planting and hard landscaping and has attractive dry-stone walling foundering the field.

**Offers Around £300,000**

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## GROUND FLOOR

### ENTRANCE

Enter the property through a double-glazed front door with obscure glazed inserts into the entrance. There is beautiful terracotta tiled flooring, a central ceiling light point, exposed timber beams on display and a radiator. The entrance has a carpeted stone staircase rising to the first floor and a multi panel timber and glazed door proceeds to the lounge.

### LOUNGE

*Measurements – 15'2" x 13'7"*

As the photography suggests the lounge is a generously proportioned light and airy reception room which features a bank of double-glazed mullioned windows to the front elevation with timber window seat beneath. The room benefits from decorative coving to the ceilings, exposed timber beams and solid oak flooring and a multipaneled timber and glazed door proceeds to the open plan dining kitchen room. The focal point of the room is the beautiful inglenook stone fireplace with cast iron clear view, multi fuel burning stove, which is set upon a raised stone hearth. There is a central ceiling light point and radiator.



## OPEN PLAN DINING KITCHEN

*Measurements – 17'0" max x 17'0"*

The open plan dining kitchen room enjoys a great deal of natural light which cascades through the double-glazed French doors from the dining area and the dual aspects double glazed banks of windows to both the rear and side elevations in the kitchen. The dining area benefits from solid oak flooring, exposed timber beams and batons to the ceilings and a radiator. There is a multi-panel timber door which encloses the staircase descending to the lower ground floor. The dining area, then seamlessly leads into the kitchen area, which features beautiful, exposed Yorkshire stone flagged flooring and again, with exposed timber beams and batons to the ceiling. There are additional double glazed skylight windows to the rear elevation, providing a great deal of natural light, and the kitchen features fitted wall and base units with Shaker style Oak cupboard fronts and with complementary Corian work surfaces over which incorporates a one-and-a-half-bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen benefits from space for a five-ring range cooker with stoves cooker hood over and an integrated washing machine and integral under counter fridge unit. The kitchen benefits from under unit lighting, glazed display cabinet and display shelving and there is a breakfast peninsula with cupboard beneath for additional storage. There is tiling to the splash areas and the bank of windows to the rear elevation features beautiful, exposed stones surround and mullion with views across the property's well stocked gardens.





## LOWER GROUND FLOOR UTILITY ROOM

*Measurements – 12'2" x 9'4"*

This versatile space can be utilised for a variety of uses and features a fabulous, vaulted ceiling with tiled flooring and with lighting and power in situ. This multi-purpose space has been historically utilised as a home office /studio and it features fitted base units with work surfaces over which incorporates a single bowl stainless steel sink and drain unit with chrome mixer tap. There is space for a tumble dryer, a tall standing fridge and freezer unit, an extractor fan and alcove shelving with tiled work top above.



## FIRST FLOOR LANDING

Taking the staircase to the first floor you reached the landing which has a partly exposed timber beam on display, decorative coving and a ceiling light point, and there are cottage style doors with Suffolk thumb latches providing access to a double bedroom and house bathroom and a multipaneled cottage style door leads into the principal bedroom.

## BEDROOM ONE

*Measurements – 17'0" x 11'0" max*

As the photography suggests bedroom one is a generously proportioned light and airy double bedroom which has ample space for freestanding furniture. There is beautiful, exposed timber floor boarding, timber beam to the ceilings, and a bank of double-glazed mullioned windows to the front elevation. The room has a ceiling light point, a radiator and a staircase with wooden banister and spindle balustrade provide access to the second floor, attic space.



## BEDROOM TWO

Measurements – 12'10" x 8'7"

Bedroom two again is a light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed stone mullioned windows to the rear elevation, a radiator and central ceiling light point.



## HOUSE BATHROOM

Measurements – 9'0" x 8'7"

The house bathroom is sure to impress with a five-piece-suite comprising quadrant style shower cubicle with thermostatic multi jet shower, a low level w.c. with push button flush and an inset double ended bath with wall mounted mixer tap and tiled and timber cladded surround. Twin wash hand basins again with wall mounted chrome mixer taps set upon a bespoke vanity cupboard with shelving and cupboards beneath. There is a partly exposed timber beam to the ceilings, exposed stone walls, a double-glazed bank of windows with obscure glass and stone surround to the rear elevation and inset spotlighting to the ceiling. Additionally, there is a radiator, an extractor and recessed shelving for toiletries.





## SECOND FLOOR ATTIC

Measurements – 16'8" x 15'8" max

Taking the staircase from the principal bedroom, you reach a fantastic and versatile attic space which has exposed timber beams, truss and batons on display. There is solid oak flooring, two double glazed skylight windows with integrated blinds to the rear elevation and this space has been a multitude of rooms such as a home office / occasional guest bedroom / children's playroom. There is ample storage available under the eaves, which has been adapted into fitted wardrobes with additional storage available. There are two light points, a radiator and a wooden banister with spindle balustrade over the stairwell head.



## FRONT EXTERNAL

The property is situated in a pleasant hamlet of cottages, just off Out Lane, Netherthong. The property features a stone flagged, low maintenance buffer garden offering a pleasant space for sitting out.

## REAR EXTERNAL

To the rear this is where the majority of the property's gardens are to be found with twin glazed doors give direct access out to the gardens. The gardens are on two levels with the paved patio immediately next to the house, which is also home for a garden shed and attractive steps lead up to a pebbled and further paved sitting out area, giving you a lovely view of the house itself and out over the neighbouring fields. All is presented to a particularly high standard. It has a variety of planting and hard landscaping and has attractive dry-stone walling foundering the field.



## **ADDITIONAL INFORMATION**

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

It should be noted that the property has gas-fired central heating, the boiler being concealed within the dining/living kitchen. The property has external lighting to the front. Carpets, curtains and certain extras may be available by separate negotiation. The property has UPVC double glazing.

## **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.

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### **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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