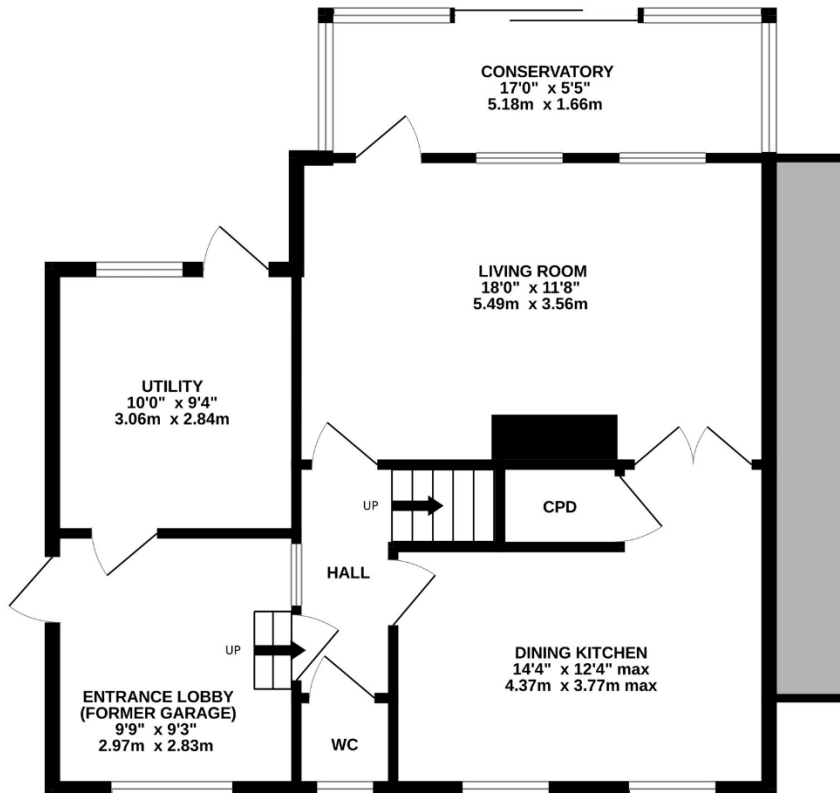


Simon Blyth
ESTATE AGENTS

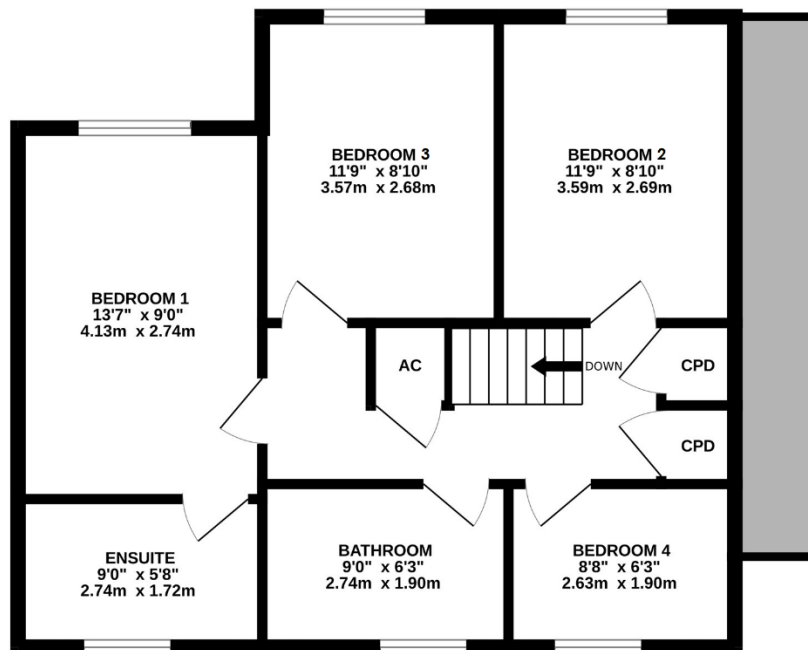


CUMBERWORTH LANE, UPPER CUMBERWORTH, HD8 8PD

GROUND FLOOR



1ST FLOOR



CUMBERWORTH LANE

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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PROPERTY DESCRIPTION

A BEAUTIFULLY POSITIONED FOUR-BEDROOM HOME WITH AN OUTSTANDING VIEW OUT OVER TOWARDS DENBY COMMON AND DOWN TOWARDS LOWER DENBY WITH CAWTHORNE IN THE DISTANCE. JUST A SHORT WALK AWAY FROM ALL THE FACILITIES THAT UPPER CUMBERWORTH HAS TO OFFER, INCLUDING SCHOOL, CHURCH, SHOP AND PUBLIC HOUSE. THIS HOME HAS BEEN A MUCH-LOVED FAMILY HOME FOR MANY YEARS AND IS NOW IN NEED OF SOME REJUVENATION. It offers a huge amount of space, including four bedrooms, three of which are double bedrooms, one with en-suite and delightful house bathroom. There is a good-sized lounge, dining kitchen, conservatory, entrance hall, downstairs w.c. The former garage is now divided into large entrance hall / boot room with utility / hobby space adjoining. A home that is worth the effort due to its delightful rural location and adjoining this much loved highly commutable village.

Offers Around £325,000

ENTRANCE VESIBULE

Timber and glazed door gives access through to the large entrance vestibule. This with high level windows is a useful welcoming space and has a utility room / hobby storage room off. The combination of the two was at one time a garage / carport underneath the property's first floor accommodation.

UTILITY ROOM

Measurements – 10'0" x 9'4"

The utility room has a uPVC and glazed door with window giving you an outlook to the rear, wall mounted gas boiler, units at both the high- and low-level providing storage and working services, plumbing for automatic washing machine and space for an additional fridge freezer.

ENTRANCE HALLWAY

From the entrance lobby a doorway leads through to the entrance hallway. This has a central single light point and the doorway leads to the downstairs w.c. with wash hand basin, low level w.c., ceramic tiled floor and obscure glazed window. The doorway from the hall leads through to the living room and dining kitchen.

LIVING ROOM

Measurements – 18'0" x 11'8"

The living room as the photograph suggests is a particularly good-sized room. It has a fabulous outlook to the rear via the conservatory. There are two good sized windows and timber glazed door leading through to the conservatory. The living room has a central ceiling light point, feature stone fireplace and coving to the ceiling.



CONSERVATORY

As the photograph suggests, the conservatory is a good-sized room with a stunning view in a southerly direction out over towards Upper Denby, Denby Dale and down towards Clayton West / Scissett. There are uPVC glazed doors with good sized windows fitted to two sides, attractive flooring and spotlighting. From the lounge an archway with saloon doors leads through to the dining kitchen.



DINING KITCHEN

Measurements – 14'4" x 12'4" max

This, once again, is of a good size and has windows giving a pleasant outlook to the front. There is a chandelier point above the dining area and strip lighting to the kitchen area and a useful under stairs storage cupboard. The kitchen area is fitted with units of both high and low level, which have a good number of working services, inbuilt stainless steel and glazed front to the oven, electric hob, extract fan in pull out canopy over. One and a half bowl mixer tap above and fridge space. From the entrance hall, the staircase rises to the first-floor landing. This is of a good size and has three cupboards, one of which is home for the hot water tank, the other being shelved providing a useful amount of storage space. There is also a loft access point.





FIRST FLOOR LANDING

From the entrance hall, the staircase rises to the first-floor landing. This is of a good size and has three cupboards, one of which is home for the hot water tank, the other being shelved providing a useful amount of storage space. There is also a loft access point.

BEDROOM ONE

Measurements – 13'7" x 9'0"

A pleasant double room with a stunning view out to the rear of superb rural scene up towards Denby Common and across towards Lower Denby and Cawthorne area. The view must be seen to be fully appreciated. The bedroom has in-built bedroom furniture, and a door gives access through to the en-suite.



EN-SUITE

Measurements – 9'0" x 5'8"

Fitted with a four-piece suite comprising of bidet, low level w.c., shower cubicle, pedestal wash hand basin, tiling to the half-height and full height around the shower area, and obscure glazed window.



BEDROOM TWO

Measurements – 11'9" X 8'10"

Another pleasant double room with long distance views once again.



BEDROOM THREE

Measurements – 11'9" x 8'10"

A good-sized double bedroom with fabulous long-distance views.



BEDROOM FOUR

Measurements – 8'8" x 6'3"

A single good-sized room with a view to the front with long distance views over towards Shelley with Emley Moor Mast on the skyline.



HOUSE BATHROOM

Measurements – 9'0" x 6'3"

A pleasant bathroom with low level w.c., pedestal wash hand basin and bath with mixer tap / shower over, ceramic tiling to the half-height and obscured glazed window.



FRONT EXTERNAL

Outside, the property occupies a lovely position in this much-admired village. The village has a host of facilities including shop, church and school with rural walks surrounding the village. Immediately to the front of the home, there is a brick set driveway providing parking for approximately three vehicles. There's also a further bay providing additional parking space, initially for the vendors caravan some years ago. There is a lawned area and pleasant garden area to the side.



REAR EXTERNAL

A gate to the side of the property gives access to the rear garden. The rear garden can also be accessed externally from the utility / hobby room and from the conservatory. The gardens have a combination of timber fencing, walling and coniferous hedging, and adjoin farmland with a barbecuing area inbuilt and mature shrubbery. The views once again are particularly pleasing.



GARAGE

Measurements – 9'9" x 9'3"

The property at one time had an integral garage. This has been converted into the entrance lobby and utility as described. The garage is relatively easy to reinstate if so desired as the garage door is still in situ. There is sufficient space subject to the necessary consents to build a garage to the side, if so desired.



ADDITIONAL INFORMATION

It should be noted that the property has an external water tap, uPVC double glazing, gas fired central heating. Carpets, curtains and certain other extras may be available by sperate negotiation.

ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – D

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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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

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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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