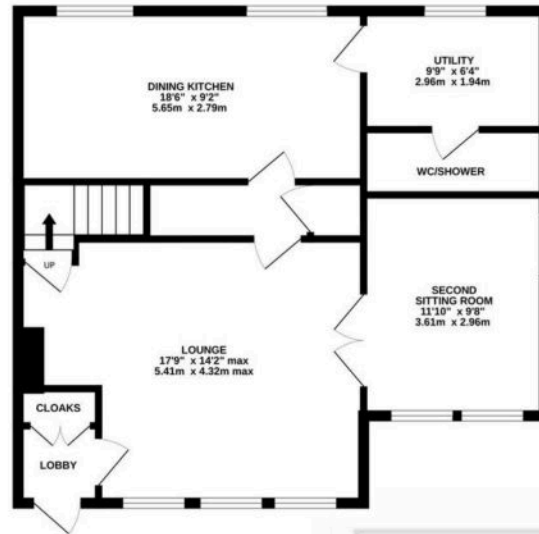




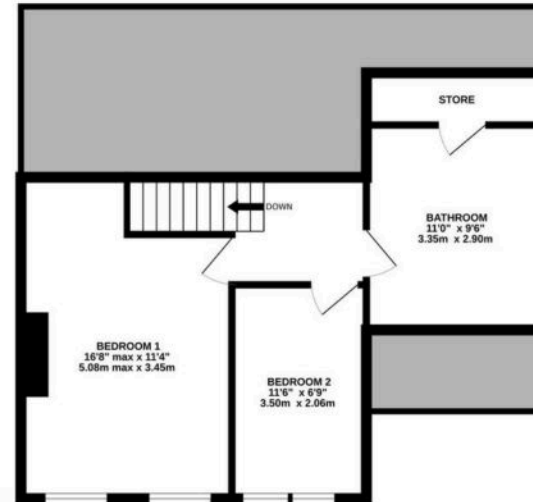
Lion Cottage, Cumberworth Lane, Upper Cumberworth
Huddersfield, HD8 8NU

Offers in Region of **£360,000**

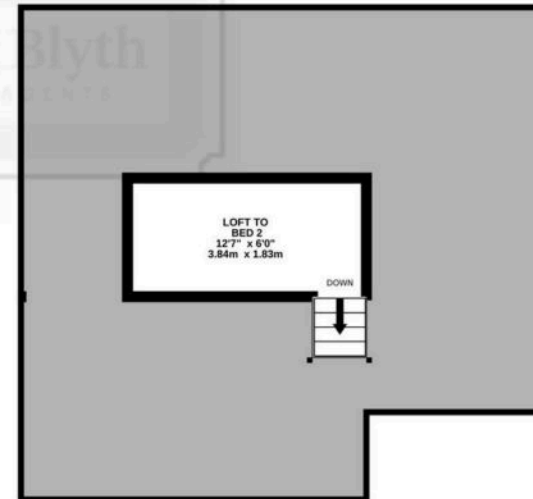
GROUND FLOOR



1ST FLOOR



2ND 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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Lion Cottage

31 Cumberworth Lane,
Upper Cumberworth,
Huddersfield, HD8 8NU

A BEAUTIFULLY POSITIONED, PARTICULARLY CHARACTERFUL, GRADE II LISTED COTTAGE WITH A LOVELY AMOUNT OF GARDENS, DRIVEWAY PROVIDING SECURE PARKING FOR 3-4 VEHICLES, AND AN ACCOMMODATION THAT IS SURE TO PLEASE. PRESENTED SUPERLY THROUGHOUT, WITH BEAMS AND OTHER CHARACTER FEATURES, THIS HOME SITS IN A LOVELY VILLAGE LOCATION CLOSE TO THE SCHOOL AND OPPOSITE THE VILLAGE CHURCH.

The accommodation briefly comprises entrance lobby, large lounge, second sitting room, dining kitchen, utility room, downstairs w.c./shower room, two bedrooms; bed one with fabulous beams and bed two benefitting from an upper level, house bathroom with superb fittings.

Tenure Freehold.
Council Tax Band C.
EPC Rating C.



GROUND FLOOR

ENTRANCE LOBBY

A characterful timber door with obscure glazed panel gives access through to the entrance lobby. This timber-lined lobby features twin doors enclosing a good-sized cloaks cupboard, and a beautiful oak Z-brace latched door leads into the lounge.

LOUNGE

17' 9" x 14' 2" (5.41m x 4.32m)

The lounge is a particularly beautiful room with wonderful beams to the ceiling, an inglenook fireplace with broad chimney breast and raised granite hearth; all of which is home to a stylish multi-fuel-burning Stovax stove. There are provisions for a wall-mounted TV above, stylish display shelves to the side of the chimney breast, inset spotlighting to the ceiling, and a fabulous period-style window which provides a huge amount of natural light and a lovely view out over the property's driveway and towards the village church. A doorway leads through to an inner lobby area with a good amount of storage and which then provides access to the dining kitchen, while twin glazed doors lead through to the second sitting room.



SECOND SITTING ROOM

11' 10" x 9' 8" (3.61m x 2.95m)

The second sitting room is a most versatile and pleasant room which offers a similarly lovely view out over the property's gardens, driveway and towards the village church, plus a further window giving an outlook over the side garden. There is also inset spotlighting to the ceiling.





DINING KITCHEN

18' 6" x 9' 2" (5.64m x 2.79m)

The dining kitchen offers a fabulous array of character features. There is a superb range of units to the high and low levels with a large amount of working surfaces, which incorporate a breakfast bar/island unit and an inset stainless steel sink unit with mixer tap over. There are integrated appliances including a fridge freezer, a dishwasher, an oven, and a combination microwave oven. There is also a five-ring gas hob and stylish extractor fan above. The kitchen benefits from two good-sized windows, two stylish central heating radiators, attractive flooring, inset spotlighting to the ceiling, an exposed beam, and provisions for a wall-mounted television.



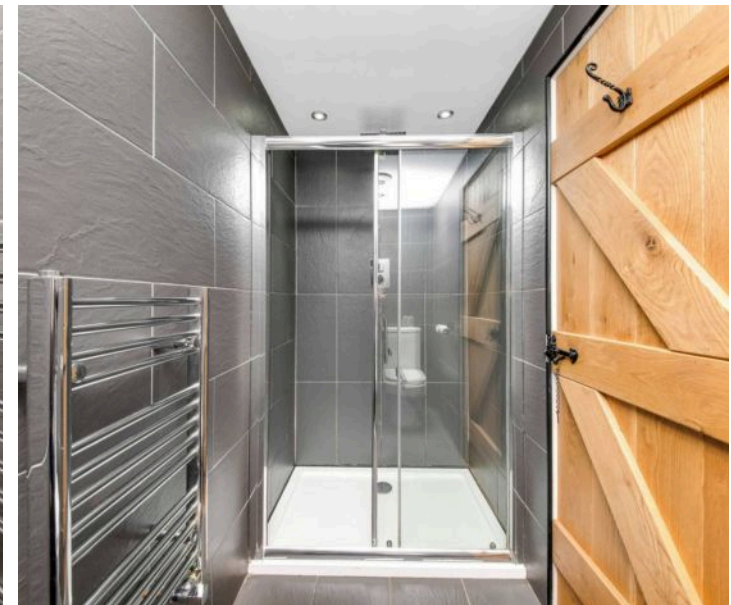
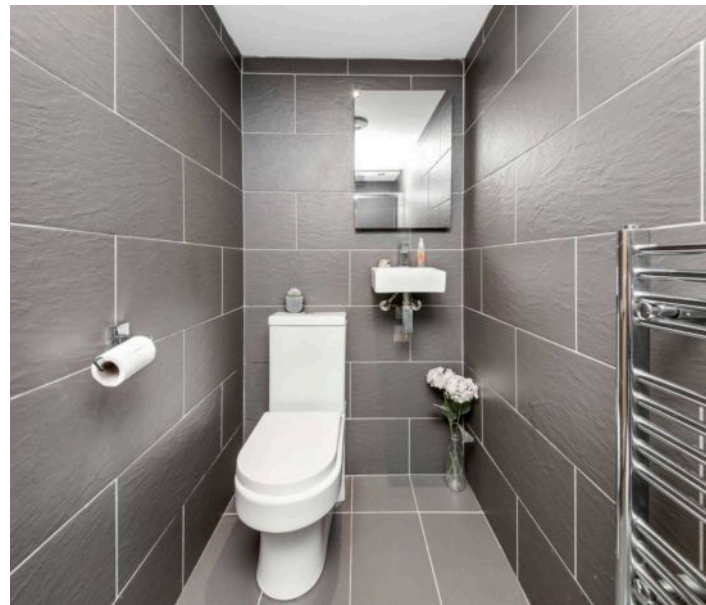
UTILITY ROOM

9' 9" x 6' 4" (2.97m x 1.93m)

The utility room features attractive flooring, a good-sized window, inset spotlighting to the ceiling, cupboards to the high and low level, plumbing for an automatic washing machine, space for a dryer, a stainless steel sink unit, a period-style central heating radiator, and an everyday entrance door.

DOWNSTAIRS SHOWER ROOM / W.C.

The downstairs shower room / w.c. is superbly fitted and boasts ceramic tiled flooring, ceramic tiling to the full ceiling height on the walls, inset spotlighting to the ceiling, and an extractor fan. It is fitted with a three-piece suite comprising wash hand basin, low-level w.c. and good-sized shower with attractive chrome fittings.





FIRST FLOOR

FIRST FLOOR LANDING

A staircase rises from the lounge to the first floor landing. There is a high ceiling height with beams and timbers on display, inset spotlighting, and doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE

16' 8" x 11' 4" (5.08m x 3.45m)

Bedroom one features four windows which offer a pleasant outlook to the front, magnificent beams to the ceiling, inset spotlighting, built-in wardrobes, and provisions for a wall-mounted television.



BEDROOM TWO

11' 6" x 9' 9" (3.51m x 2.06m)

Bedroom two is a particularly stylish room with a loft area (12'7" x 6'0") accessed via a stylish timber staircase with timber handrail. The room features beams, inset spotlighting, and twin windows giving a view towards the village church.

HOUSE BATHROOM

11' 0" x 9' 6" (3.35m x 2.90m)

The property's bathroom is superb and particularly large, with a window which provides a very long distance view. There is a pedestal wash hand basin, a low-level w.c., and a stylish slipper-style bath set upon an illuminated plinth with standalone shower/waterfall tap. The room also benefits from under-eaves storage, ceramic tiling to the full ceiling height, an angled ceiling line, an extractor fan, inset spotlighting, a chrome central heating radiator / heated towel rail, and a further central heating radiator.





EXTERNAL

Externally, the property occupies a remarkable position close to the village centre. Twin timber gates provide access to the large gravelled driveway which provides parking for multiple vehicles (3/4). The well-presented gardens are enclosed by attractive stone walls and feature a variety of planted areas and a delightful shaped lawn. To the side is a private patio/terrace with stylish fencing, raised decked area, and stone flagged sitting out area.

DRIVEWAY

3 Parking Spaces





ADDITIONAL INFORMATION

The property has gas-fired central heating, external lighting, an external water tap, and double-glazing. Carpets, curtains and certain other extras may be available via separate negotiation.

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.****MAILING LIST**

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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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

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