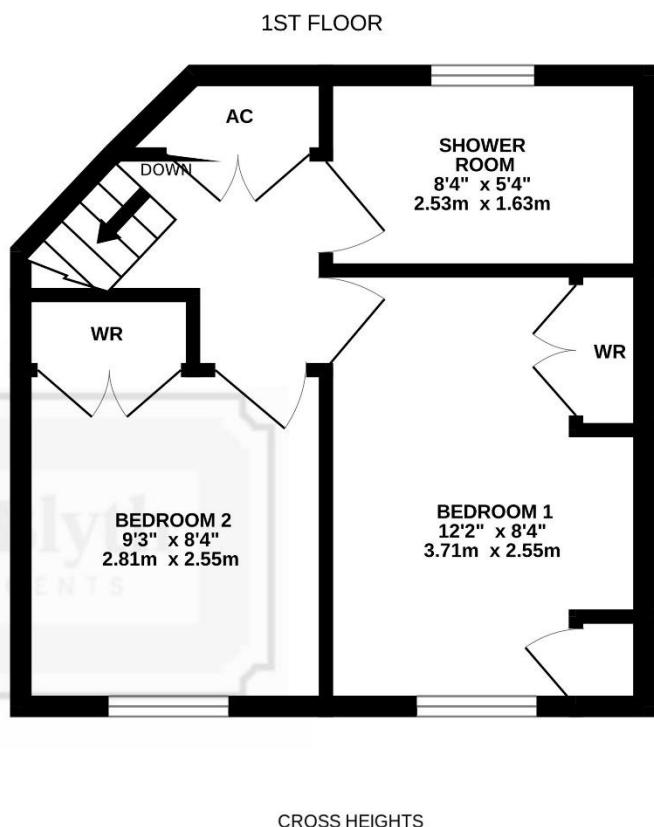
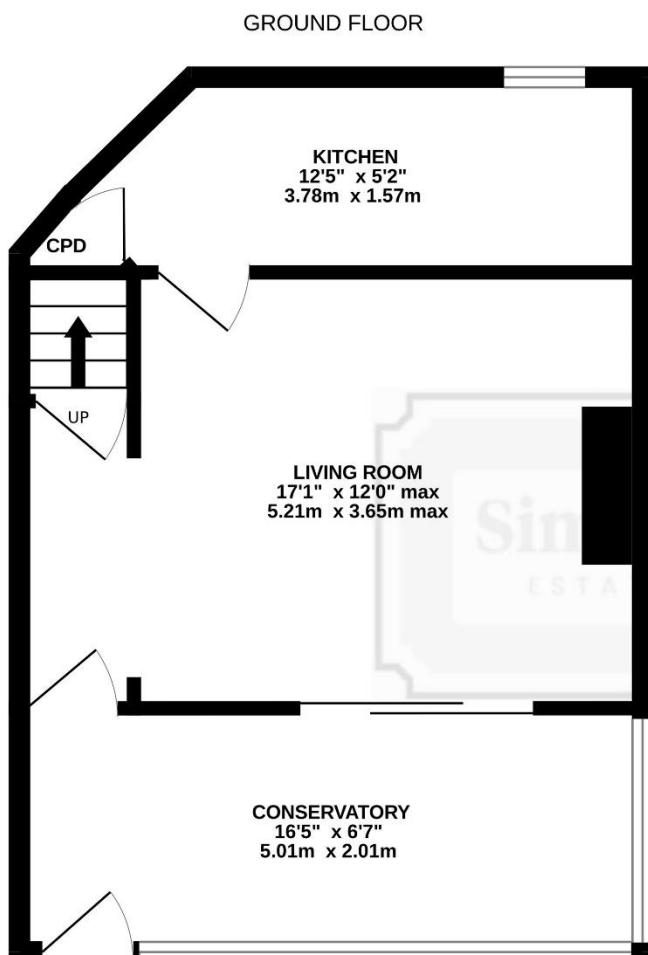


Simon Blyth
ESTATE AGENTS



CROSS HEIGHTS, SCHOLES, HOLMFIRTH, HD9 1SL



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 WELL APPOINTED, TWO DOUBLE BEDROOM, END-TERRACE, STONE BUILT PROPERTY SITUATED IN THE POPULAR VILLAGE OF SCHOLES. OFFERING BREATH-TAKING VIEWS ACROSS NEIGHBOURING FIELDS AND WITH FAR REACHING VIEWS ACROSS THE VALLEY, THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

The accommodation briefly comprises of garden room, lounge and kitchen to the ground floor. To the first floor there are two double bedrooms and the house shower room. Externally to the front is an enclosed flagged patio garden, with a hardstanding across the lane with space for a shed. To the rear is a low maintenance yard.

Offers Around £220,000

ENTRANCE

Enter into the property through a double-glazed PVC front door with leaded detailing into the garden room.

GARDEN ROOM

Measurements – 16'5" x 6'7"

The garden room is currently utilised as a formal dining room and features banks of double-glazed windows to the front and side elevations with part-stained glass inserts with leaded detailing. The garden room enjoys views across the property's front gardens and of neighbouring fields and open countryside. There is attractive decorative wall panelling, tiled flooring, two wall light points and double-glazed sliding patio doors proceed to the lounge. There is an additional multi-panel timber and glazed door with obscure glass that also leads into the lounge.



LOUNGE

Measurements – 17'1" x 12'0" max

As the photography suggests, the lounge is a generous proportion reception room which features a decorative beam to the ceiling, three wall light points, a wall-mounted electric heater and a fabulous, exposed stone wall. The focal point of the room is the Inglenook stone fireplace, multi-fuel cast-iron stove set upon a raised hearth and there is a recessed shelving unit into the alcove with glazed shelving and cupboard beneath. and a multi-panel timber and glazed door with obscure glazed inserts leads into the kitchen.



KITCHEN

Measurements – 12'5" x 5'2"

The kitchen features a range of fitted wall and base units with high gloss cupboard fronts and with complimentary work surfaces over which incorporates a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances, which includes a four-ring ceramic hob with canopy style cooker hood over and a built-in electric fan assisted oven. There is an integrated under counter fridge unit and a built-in under counter freezer, plumbing and provisions for an automatic washing machine and a pantry cupboard situated under the stairs. Additionally, there is tiling to the splash areas, a ceiling light point, a wall mounted electric heater and a double-glazed window to the rear elevation.



FIRST FLOOR LANDING

Taking the staircase from the lounge, you reach the first-floor landing, which has multi-panel doors providing access to two bedrooms and the house shower room. There is a ceiling light point, a loft hatch providing access to a useful attic space and a useful cupboard provides a great deal of additional storage.

BEDROOM ONE

Measurements – 12'2" x 8'4"

Bedroom one is a generous proportioned double bedroom which benefits from an array of fitted furniture which includes floor to ceiling fitted wardrobes with overhead cabinets with a dressing table. There is a ceiling light point, laminate flooring, a double-glazed window to the front elevation which takes full advantage of the position of the property with superb open aspect views. Additionally, there is a partly exposed timber beam to the ceilings on display and a wall mounted storage heater.



BEDROOM TWO

Measurements – 9'3" x 8'4"

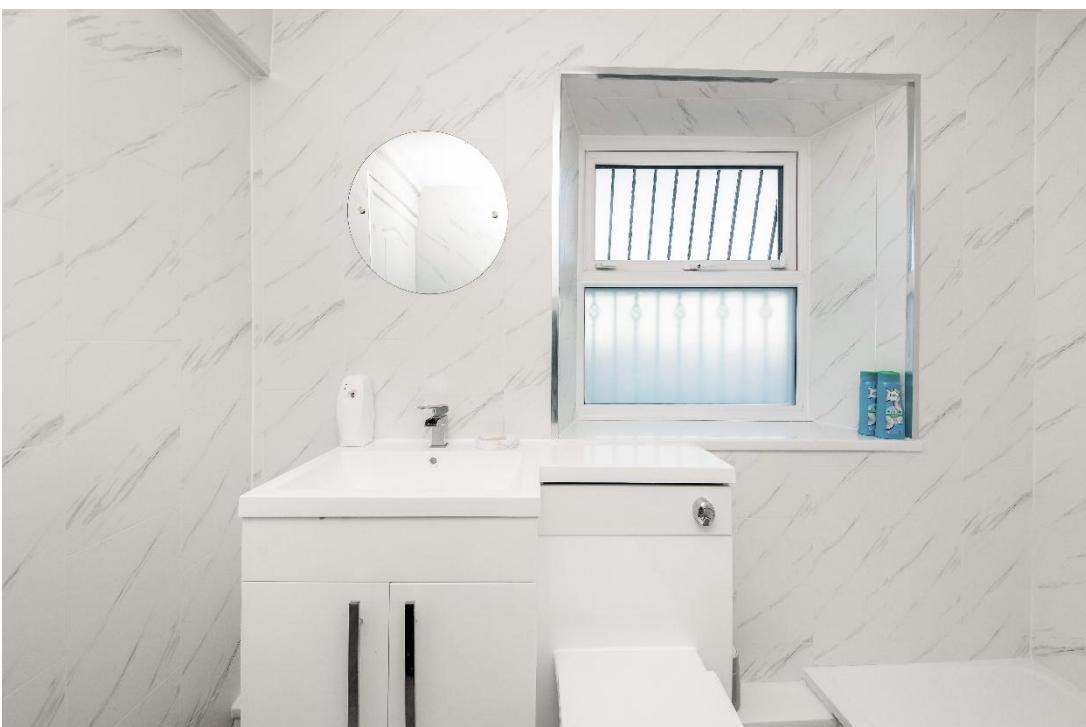
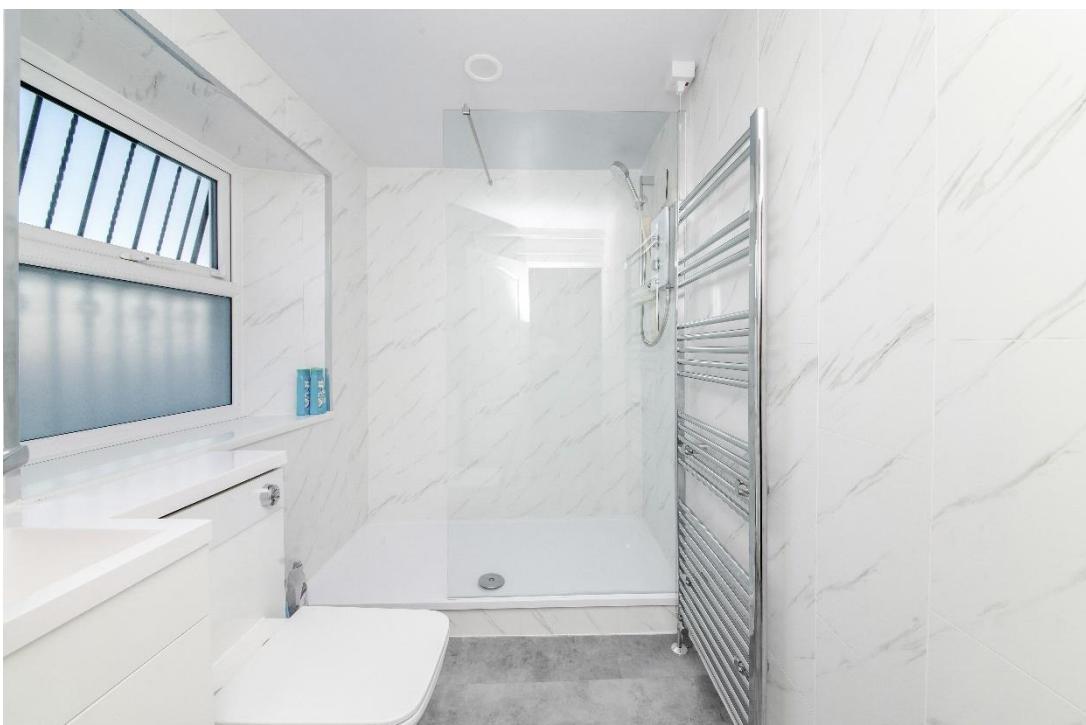
Bedroom two enjoys a great deal of natural light and can accommodate a double bed with space for freestanding furniture. There is laminate flooring, a ceiling light point, a double-glazed window to the front elevation, again taking full advantage of pleasant open aspect views. Additionally, there is a wall mounted storage heater and a bank of fitted wardrobes with hanging rails and shelving in situ.



SHOWER ROOM

Measurements – 8'4" x 5'4"

The shower room features a modern contemporary three-piece suite, which comprises of a fixed frame shower cubicle with electric Mira decor shower, a low-level WC with concealed cistern and push button flush, which incorporates a broad wash hand basin with vanity cupboards beneath, and cascading waterfall mixer tap. There is tile effect vinyl flooring, attractive marble effect wall panelling, a panelled ceiling with inset spot lighting and a wall mounted chrome ladder style radiator. Additionally, the shower room has a double-glazed window to the rear elevation with part obscure glazed inserts which offers fabulous panoramic open aspect views across the valley.



EXTERNAL

EXTERNAL FRONT

Externally to the front, the property is approached via a shared lane, which is gated and provides a pedestrian right of access for neighbouring properties to their private gardens. The subject property features a low maintenance front garden, which features a fabulous Indian stone flag patio area, ideal for alfresco dining and barbecuing. The front garden takes advantage of pleasant open aspect views across neighbouring fields and open countryside and there are attractive part walled and part fence boundaries. Across the other side of the lane is a hard standing with space for a substantial garden shed, here there is a bin store and a coal bunker.



VIEW



EXTERNAL REAR

Externally to the rear, the property has a quaint yard area where there is an external tap and dry-stone wall boundaries.

ADDITIONAL INFORMATION

EPC rating – TBC

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – A

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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