



**LEA LANE  
NETHERTON  
HD4 7DP**



A FABULOUS GRADE II LISTED PERIOD HOME WHICH OFFERS FANTASTIC PANORAMIC VIEWS ACROSS THE VALLEY COMPLIMENTED BY SPACIOUS ACCOMMODATION ACROSS THREE FLOORS. THE PROPERTY IS SITUATED IN THE HIGHLY SOUGHT AFTER AREA OF NETHERTON. A SHORT DISTANCE FROM THE VILLAGE CENTRE AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. FINISHED TO A HIGH A STANDARD INTERNALLY THE PROPERTY IS READY FOR IMMEDIATE OCCUPATION.

The property briefly comprises of entrance vestibule, open-plan dining-kitchen to the ground floor. The first floor holds the living room - which takes full advantage of the super views and the house shower room. The second floor has two double bedrooms with the principal bedroom sharing the fabulous outlook. Externally there is a flagged area to the front and a low maintenance flagged area to the rear. EPC Current Rating D.

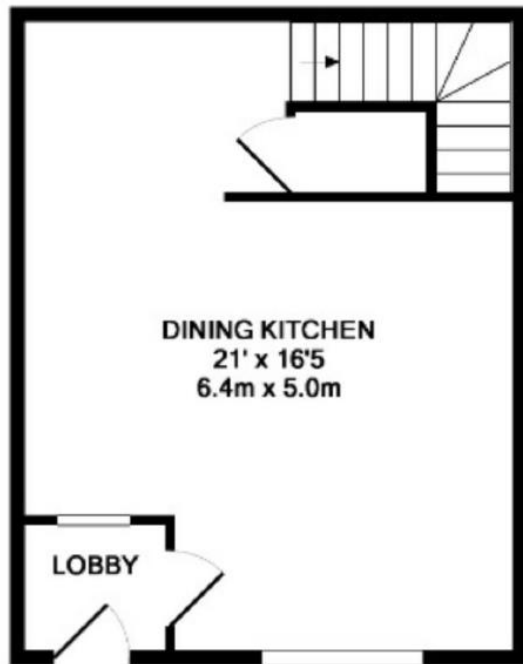
**Offers Over £185,000**

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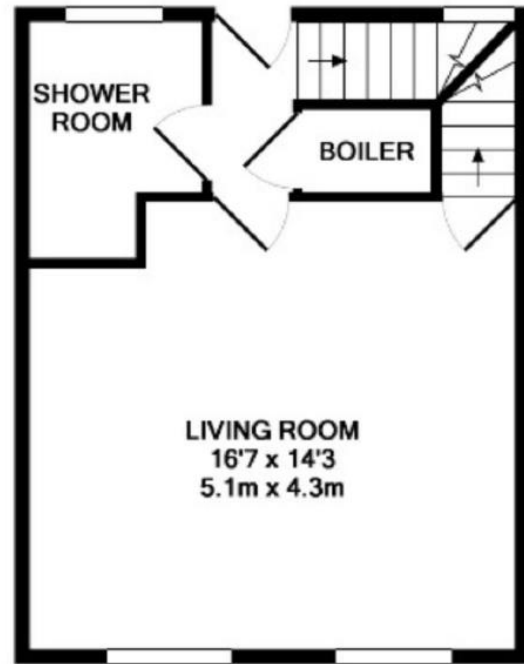


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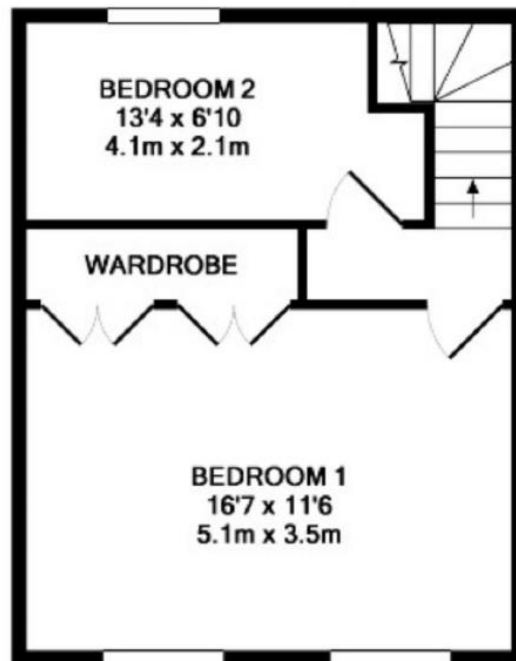




GROUND FLOOR



1ST FLOOR



2ND FLOOR

LEA LANE

Measurements are approximate. Not to scale. Illustrative purposes only  
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### ENTRANCE LOBBY

Enter into the property through a double glazed pvc door into the entrance. The entrance has tiled flooring, a single glazed window providing borrowed lighting into the kitchen area. There is a ceiling light point, built-in storage cupboard and a timber door provides access to the open plan dining kitchen.

### OPEN PLAN DINING KITCHEN



## KITCHEN AREA

The kitchen features fitted wall and base units with shaker style cupboard fronts and complementary solid oak work surfaces over incorporating a deep Belfast sink unit with chrome mixer tap. There is space for a five ring Range cooker with tiling to the splash areas and canopy style cooker hood over. There are built-in appliances with integral dishwasher and built-in under counter fridge and under counter freezer. There are under unit lights, a radiator and a staircase rises to the first floor. There is a under stairs storage cupboard.



## DINING AREA

The dining area features double glazed hardwood mullioned windows to the front elevation. There is a radiator, inset spotlights to the ceilings and the focal point of the room is the inglenook fireplace with stove effect gas fire. There is an additional bank of fitted base with oak worktop over. There are wall light points and exposed timber beams to the ceilings.





## LIVING ROOM

The living room is accessed from the dining kitchen, up the stairwell and through a multi-panel timber and glazed door. The living room benefits from a wealth of natural light which stems from the two banks of double glazed windows to the front elevation. The windows provide a fantastic far reaching view across rolling countryside. There is a radiator, two timber beams to the ceilings, wall light points and the focal point of the room is the living flame effect gas fireplace with a limestone inset and hearth. The living room gives access to a vestibule which provides access to the house bathroom, rear external, boiler cupboard and the staircase to the second floor.



## SHOWER ROOM

The shower room features a three piece suite comprising of a low level w.c with push button flush, a pedestal wash hand basin with chrome mixer tap and a step in shower cubicle with thermostatic rainfall shower and detachable shower head. There is tiled walls, tiled flooring with a modern chrome trim, extractor fan, two double glazed hardwood windows with obscure glass at the rear elevation. There is a ladder style chrome radiator, shaver point and inset spotlighting to the ceilings.



## SECOND FLOOR LANDING

Taking the staircase to the second floor you reach the second floor landing. There is a double glazed window to the rear elevation and doors providing access to bedroom one and two.

### BEDROOM ONE

Bedroom one is a generous proportioned double bedroom with ample space for free standing furniture. There are two sets of double glazed windows to the front elevation which provide a fabulous far reaching view across the valley. There is a bank of fitted wardrobes, a radiator, and an exposed stone chimney breast.



### BEDROOM TWO

Bedroom two can accommodate a double bed with space for free standing furniture. There is a double glazed mullioned window to the rear elevation, a radiator, ceiling light point and exposed timber beam to the ceiling.



## **VIEWING**

For an appointment to view, please contact the Holmfirth Office on 01484689689

## **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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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **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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## **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 independant 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 TIME**

**7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am to 4:30 pm

Sunday - 11:00 am to 4:00 pm

Details printed 27/06/19