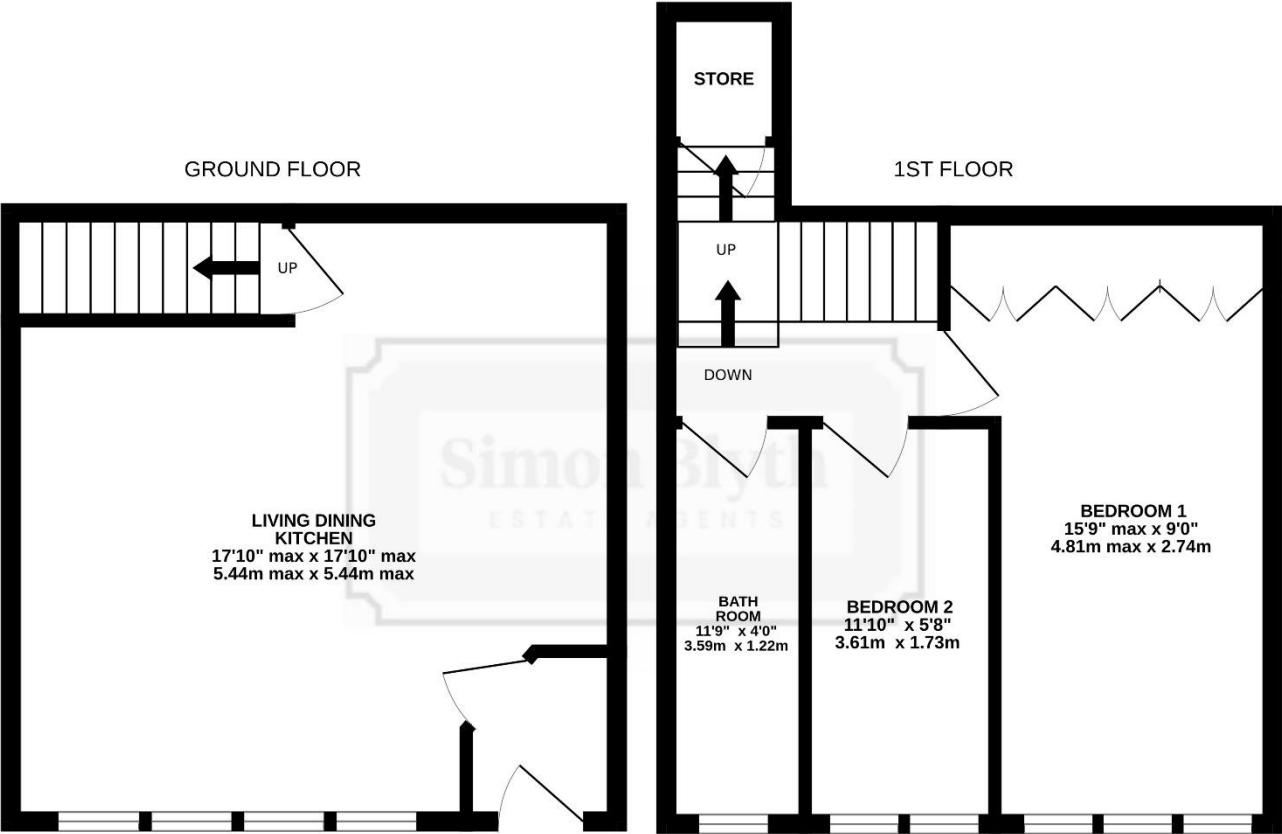


Simon Blyth
ESTATE AGENTS



BOBBINS COTTAGE, WOODHEAD ROAD, HOLMBRIDGE, HD9 2SA



WOODHEAD ROAD

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 MOST STUNNING, WEAVERS COTTAGE OFFERING PERIOD CHARM AND CHARACTER FEATURES WITH EXPOSED TIMBER BEAMS, INGLENOOK STONE FIREPLACE WITH STOVE AND STONE MULLION WINDOW. BOBBINS COTTAGE IS SITUATED IN THE SOUGHT AFTER VILLAGE OF HOLMBRIDGE, A SHORT DISTANCE FROM BROWNHILL RESERVOIR, COUNTRYSIDE WALKS AND WITH A FANTASTIC OPEN ASPECT VIEW TO THE FRONT OF WOODLAND.

The property accommodation briefly comprises of entrance, open-plan dining-kitchen and living room with inglenook stone fireplace and multi-fuel burning stove to the ground floor. To the first floor there are two bedrooms, a useful storage cupboard and the house bathroom, with the principal bedroom having wall-to-wall fitted wardrobes with built-in dressing table/office desk. Externally to the front is a low maintenance, Yorkshire stone flagged patio ideal for alfresco dining, which enjoys a South-Easterly aspect.

To be sold by the Modern Method of Auction - starting bid price £165,000 plus reservation fee - T&C's apply.

Guide price £165,000

ENTRANCE

Measurements – 4'7" x 4'3"

Enter the hallway through the four-panelled traditional timber front door. The floor is tiled in anthracite concrete-style with double-sconced industrial-style black lighting. There's exposed batons and boards to the ceiling. Access the open-plan contemporary living space through a further four-panelled wooden door.



OPEN PLAN DINING KITCHEN AND LIVING ROOM

Measurements – 17'10" x 17'10"

As the photography suggests, the open plan dining kitchen and living room is a generous proportion space, which is zoned into three areas with the lounge benefiting from a beautiful inglenook stone fireplace with multi fuel cast iron Clearview stove setup on a raised stone hearth. There are bespoke fitted units and exposed timber beams to the ceilings. The living area then seamlessly blends into the open plan dining and kitchen area. The dining area has a bank of double-glazed stone mullioned windows to the front elevation which provide a pleasant view of the front garden and of the tree line backdrop across Woodhead Road. There is a four-pendant ceiling light and large double radiator. The kitchen features a wide range of fitted wall and base units with handleless cupboard fronts and with complementary dark stained oak work surfaces over which incorporate a one and a half bowl inset stainless steel sink unit with extending mixer tap over. The kitchen is well equipped with high-quality fully integrated appliances which include a 4-zone induction hob, extraction fan, electric fan-assisted oven, microwave and combination oven, fridge, dishwasher and washing machine.





FIRST FLOOR LANDING

Taking the staircase from the open plan, dining kitchen and living room, you reach the first-floor landing which has cottage style doors providing access to two bedrooms and the house bathroom. The split-level landing also gives access to a useful storeroom. There is a wooden banister with traditional spindle balustrade, a ceiling light point and exposed timber beam to the ceiling store.



STORE CUPBOARD

Measurements – 3'5" x 4'6"

The store cupboard has a part, half vaulted ceiling and a wall light point.

BEDROOM ONE

Measurements – 15'9" to wardrobe fronts x 9 into door recess

Bedroom one is a generous proportioned double bedroom which has ample space for free standing furniture. There is a bank of double-glazed stone mullioned windows to the front elevation with a fantastic tree lined outlook. There are exposed timber beams to the ceilings, two ceiling light points, a radiator and decorative wall panelling. The principal bedroom benefits from wall to wall fitted wardrobes which have hanging rails, drawers and shelving and also provide a dressing area, office space with a desk, electric points and shelving storage above.



BEDROOM TWO

Measurements – 11'10" x 5'8"

Bedroom two is decorated to a high standard and features a decorative dado rail with wall panelling beneath. There is an exposed timber beam to the ceiling, ceiling light point and radiator. There is a bank of double-glazed stone mullioned windows to the front elevation which takes full advantage of pleasant views.



HOUSE BATHROOM

Measurements – 11'9" x 4

The bathroom features a modern, contemporary three-piece suite with Japanese soaking tub with electric Mira shower over and tiled surround. There is a low-level WC with push button flush and a wall hung wash hand basin with Chrome mono block mixer tap and vanity cupboard beneath. There is tiling to the splash areas, a radiator, two ceiling light points and an exposed timber beam to the ceilings. Additionally, there is a double-glazed hardwood window with obscure glass to the front elevation with tiled surround.



EXTERNALLY

To the front, the property benefits from a low maintenance Yorkshire stone flagged patio, providing an ideal space for both alfresco dining and barbecuing. There are attractive dry stone wall boundaries, an external light and external tap. The gardens are raised from the roadside, so are private and provide a pleasant view across Woodhead Road of the woodland beyond.



AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

ADDITIONAL INFORMATION

EPC rating – N/A

Property tenure – Leasehold

Local authority – Kirklees

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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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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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 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 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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