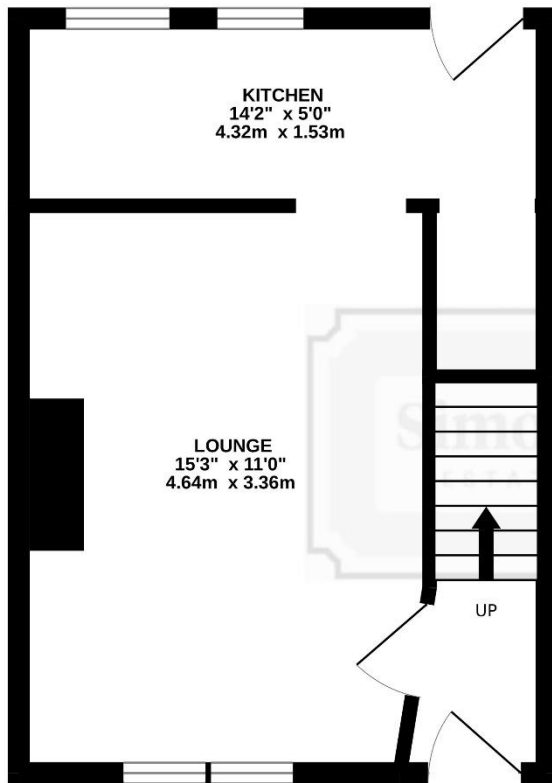


**Simon Blyth**  
ESTATE AGENTS

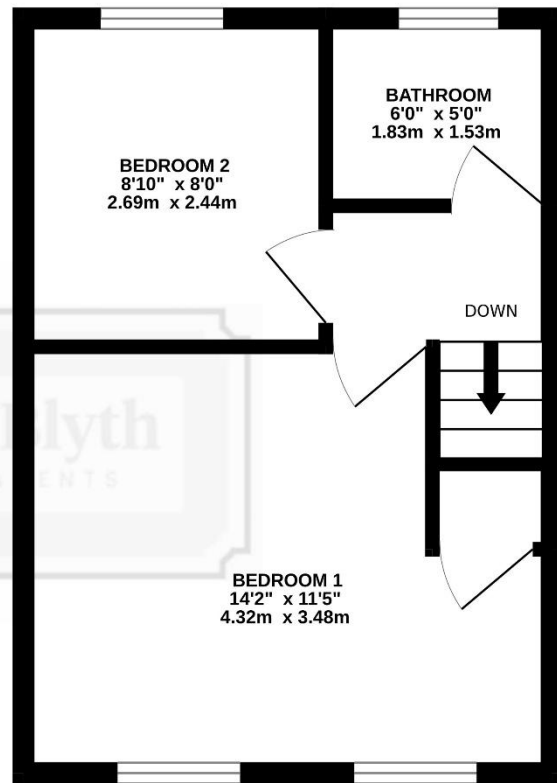


**HEPWORTH ROAD, JACKSON BRIDGE, HD9 1ET**

GROUND FLOOR



1ST FLOOR



HEPWORTH 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 BEAUTIFULLY POSITIONED TRADITIONAL PERIOD COTTAGE RENOVATED SUPERBLY IN VERY RECENT TIMES TO AN EXTREMELY HIGH STANDARD AND HAVING MANY DELIGHTFUL HIGH SPECIFICATION MODERN FEATURES, PERFECTLY BLENDING WITH THE OLD TRADITIONAL FEATURES WITHIN THE HOME. HAVING A LOVELY OUTLOOK, PARTICULARLY TO THE FRONT, THE COTTAGE SITS WITHIN THE HEART OF THE VILLAGE AND HAS A FORECOURT AREA TO THE FRONT AND HARD SURFACED GARDEN AREAS TO THE REAR.

It briefly comprises entrance hall, lounge with beautiful fireplace and wood burning stove, fully refitted, high-quality kitchen, two bedrooms, bedroom one being of a particularly good size with four mullioned windows, giving a pleasant outlook to the front, and high quality, newly installed bathroom. With on-street parking, in this much-loved village, rural walks in abundance and local facilities close by.

EPC: C Council Tax Band: A Tenure: Freehold

**Offers Around £200,000**

## ENTRANCE HALLWAY

This restored cottage has a high quality UPVC and obscure glazed door of a period design with attractive chrome furniture giving access through to the entrance hallway. This with pleasant flooring, coat hooks to one side, ceiling light point, has a beam on display and stylish internal door gives access to the lounge.

## LOUNGE

*Measurements – 15'3" x 11'0"*

This is the photograph from floor layout plan suggests is a good-sized room. It has a delightful view out to the front, courtesy of a pair of mullioned windows with window seat beneath. The view is out over towards the river and with the wooded scene and other characterful cottages in the distance. There are two beams to the ceiling, inset spotlighting, central chandelier point, broad chimney breast with raised stone flagged hearth and timber mantle. There is exposed stonework and all is home for a log burning stove with glazed door and with lighting over. Broad opening leads through to the kitchen.



## KITCHEN

Measurements – 14'2" x 5'0"

This kitchen has an outlet to the rear courtesy of two windows and the upper portion of the high-quality glazed door. The kitchen is beautifully fitted and takes full advantage of the space. There is inset spotlighting the ceiling, large amount of working surfaces, inset ceramic sink unit with mixer tap over, integrated stainless steel and glazed fronted oven, induction hob and stainless-steel extractor fan, all of AEG manufacture. There is space for a washing machine and the understairs store provides ideal space for the fridge/freezer. With attractive flooring as previously mentioned, the kitchen has a stylish door, the upper section of which is glazed, which gives access out to the rear garden areas.



## FIRST FLOOR LANDING

From the entrance hall, staircase rises up to the first-floor landing. This has spindle balustrading.

## BEDROOM ONE

*Measurements – 14'2" x 11'5"*

A very large, impressive room with a beautiful set of mullioned windows (four in total) giving a lovely view out to the front. There is high ceiling height with central lighting point, inbuilt period cupboards, providing a good amount of storage and wardrobe space.



## BEDROOM TWO

*Measurements – 8'10'' x 8'0''*

Once again, a good-sized room with an outlook to the rear, high ceiling height and central ceiling light point.



## BATHROOM

*Measurements – 6'0'' x 5'0''*

The property's bathroom is beautifully presented. It has attractive walls, inset spotlighting to the ceiling, obscure glazed window, stylish three-piece suite in white comprising a low-level w.c, vanity unit with wash hand basin, mixer tap over and a storage cabinet beneath. There is a bath with chrome mixer tap and shower over, an extractor fan and chrome central heating radiator/heated towel rail.



### **FRONT EXTERNAL**

Outside to the front, the property has a small forecourt area with pebbled surface and pathway leading to the main entrance door, all is behind an attractive stone wall.

### **REAR EXTERNAL**

To the rear, there is a good-sized garden/sitting out space, as the photographs demonstrate. This is a hard surfaced area with the rock face acting as a backdrop. The access to the rear is from East Street, pedestrian-wise over neighbouring areas of land, courtesy of a right of way.



### **ADDITIONAL INFORMATION**

EPC rating – C

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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### **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.

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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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