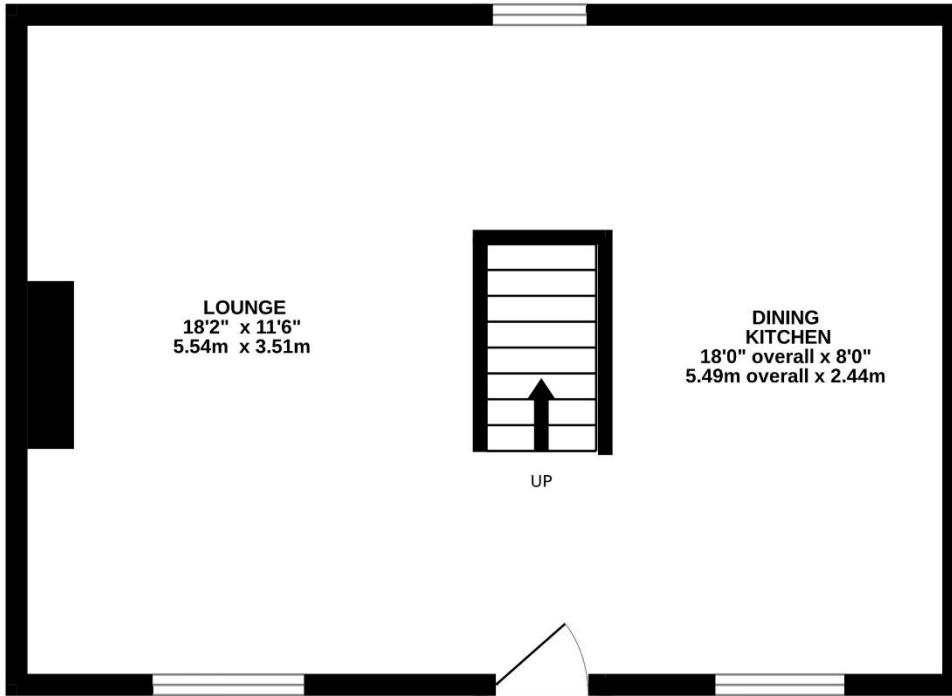


**Simon Blyth**  
ESTATE AGENTS

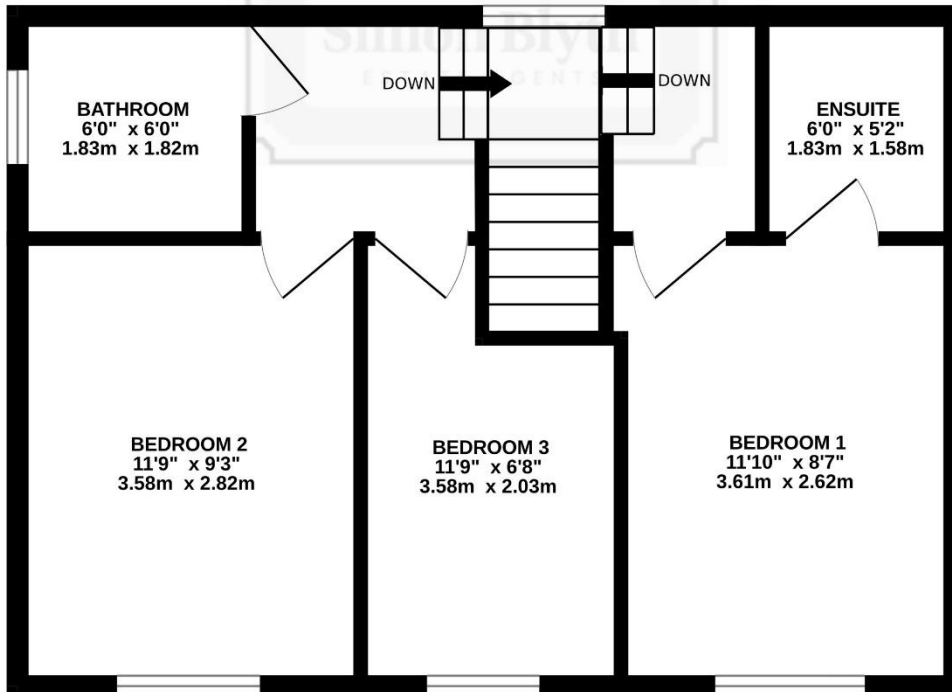


**FARM COTTAGE, HEYS ROAD, HOLMFIRTH, HD9 7SF**

GROUND FLOOR



1ST FLOOR



HEYS 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.  
Made with Metropix ©2026

## PROPERTY DESCRIPTION

TO BE SOLD BY THE MODERN METHOD OF AUCTION - STARTING BID PRICE £230,000 PLUS RESERVATION FEE - T&C'S APPLY.

A DOUBLE FRONTED, THREE BEDROOM, END STONE TERRACE HOME, SITUATED IN THE POPULAR VILLAGE OF THONGSBRIDGE. OFFERED WITH NO ONWARD CHAIN, THIS CHARMING HOME BENEFITS FROM OPEN-PLAN DINING KITCHEN AND LIVING ROOM, OFF STREET PARKING AND PERIOD CHARM AND CHARACTER. A SHORT WALK TO AMENITIES AND WELL-REGARDED SCHOOLING, CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND IN CLOSE PROXIMITY TO THE NEIGHBOURING VILLAGE OF HOLMFIRTH.

The property accommodation briefly comprises of entrance, breakfast kitchen and open-plan living/dining room to the ground floor. To the first floor there are three bedrooms and the house bathroom, the principal bedroom has ensuite shower room facilities. Externally there is a hardstanding to the side of the property providing off street parking for two vehicles, with a quaint cottage patio immediately to the front. Additionally, there is a gravelled area ideal for a bin store.

EPC: D Council Tax Band: B Tenure: Freehold

**Guide Price £230,000**

---

## ENTRANCE

Enter the property through a double glazed composite front door with obscure glazed inserts. The entrance then gives seamless access to the fabulous lounge and open plan dining kitchen with a carpeted central staircase rising to the first floor. There is a ceiling light point and fabulous exposed timber beam on display.

## LOUNGE

*Measurements – 18'2" x 11'6"*

As the photography suggests, the lounge is a generous proportion reception room which features a bank of double-glazed stone mullioned windows to the front elevation with attractive stone sills. There are exposed timber beams to the ceilings, a central ceiling light point, radiator, high quality laminate flooring and the focal point of the room is the Inglenook stone fireplace with a cast iron log burning stove. The lounge continues to the back of the room under the stairs to a study area and it is open plan to the dining kitchen.





## DINING KITCHEN

*Measurements – 18'0" x 8'0"*

The dining kitchen room features a wide range of fitted wall and base units with high gloss handleless cupboard fronts and with complimentary Corian work surfaces over, which incorporates an inset sink unit with bevel drainer and brushed 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 waist level double oven. There are integrated fridge and freezer units, a built-in dishwasher and an integral washing machine. The kitchen features under-unit LED lighting, high quality flooring, exposed timber beams to the ceiling, three ceiling light points, a radiator, double glazed window to the front elevation and from the dining area it then leads into the study under the stairs. The study area features a double-glazed window with obscure glass to the rear elevation and has an inset spotlight to the ceiling and ample plug points.



## FIRST FLOOR LANDING

Taking the carpeted staircase from the entrance, you reach the split-level landing with a double-glazed window to the rear elevation with fabulous stone sill. To the right-hand side at the top of the stairs, a multi-panel door gives access to the principal bedroom and to the left-hand side, there are doors giving access to bedrooms two and three and the house bathroom. There is inset spotlighting to the ceiling, and a loft hatch gives access to a useful attic space.



## BEDROOM ONE

*Measurements – 11'10" x 8'7"*

As the photography suggests, bedroom one is a generous proportioned light and airy double bedroom, which has ample space for freestanding furniture. There is a bank of double-glazed mullioned windows to the front elevation, with attractive stone sill and fabulous open aspect views over rooftops across the valley. There is a ceiling light point and radiator, and a door gives access to the en-suite shower room.



## ENSUITE SHOWER ROOM

*Measurements – 5'2" x 6'0"*

The ensuite shower room features a modern white three-piece suite which comprises of a quadrant style shower cubicle with Mira VIE shower, a pedestal wash hand basin with chrome monobloc mixer tap and a low-level w.c with push button flush. There is inset spotlighting to the ceiling, attractive tiling to the splash areas, an extractor fan and radiator.



## BEDROOM TWO

*Measurements – 11'9" x 9'3"*

Bedroom two is a light and airy double bedroom which features a bank of three double glazed mullioned windows to the front elevation which again takes advantage of pleasant open aspect views across the valley. There is an exposed stone sill, a radiator and ceiling light point.



### BEDROOM THREE

*Measurements – 11'9" x 6'8"*

Bedroom three is a single bedroom with ample space for freestanding furniture and could be utilised as a home office or nursery. It features a bank of double-glazed mullioned windows to the front elevation with pleasant open aspect views over rooftops, a ceiling light point, radiator and exposed stone windowsill.



### BATHROOM

*Measurements – 6 x 6*

The bathroom features a modern white three-piece suite and comprises of a panel bath with thermostatic rainfall shower mixer tap and with separate handheld attachment. There is a low-level w.c with push button flush and a pedestal wash hand basin with chrome mixer tap and tiled splash back. There is high quality flooring, a ceiling light point, extractor fan, radiator and a double-glazed window with obscure glass to the side elevation with tiled sill.



## EXTERNAL FRONT

Externally to the front, the property features a low maintenance courtyard style garden which is flagged and has an external tap with stone wall boundary and with internal shrubs.



## EXTERNAL

To the side of the property is a gravelled hard standing which provides off street parking for up to two vehicles, with the current vendor utilising the back of the hard standing which is flagged as a base for a substantial garden shed. There is also an external plug point.

As the attached photograph suggests, the property also benefits from a useful bin store which could be suitable for a small vehicle.





## 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 – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – B

### **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)

### **COPYRIGHT**

Unauthorised reproduction prohibited.

### **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

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **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 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

---



### MAIN CONTACTS

T: 01484 689689

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [holmfirth@simonblyth.co.uk](mailto:holmfirth@simonblyth.co.uk)

### OFFICE OPENING TIMES

#### 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

Wakefield  
01924 361631

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

Penistone  
01226 762400

Sheffield  
01143 216 590

Barnsley  
01226 731730

Pontefract  
01977 800259