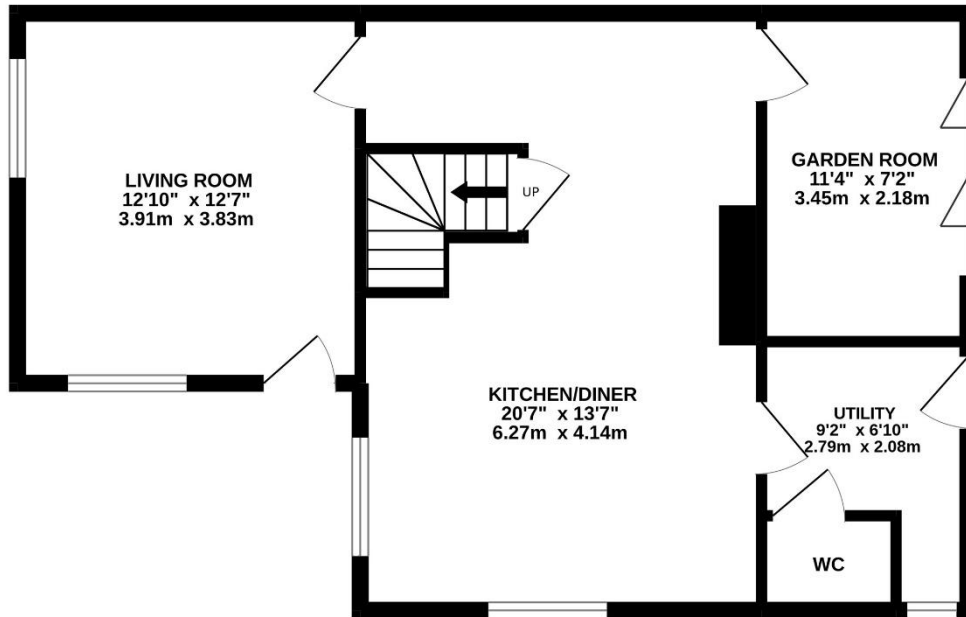


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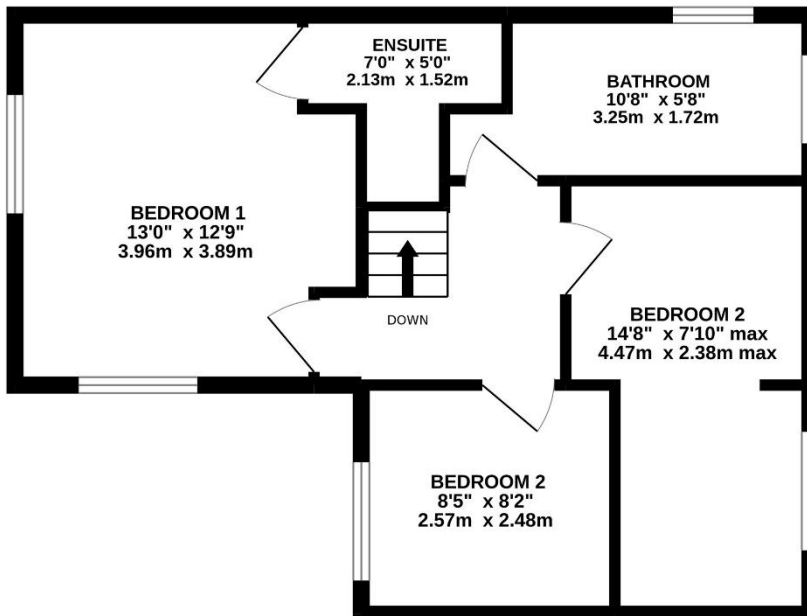


THREADMILL COTTAGE, PENISTONE ROAD, BIRDSEDGE, HD8 8XP

GROUND FLOOR



1ST FLOOR



THREADMILL COTTAGE

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

THREADMILL COTTAGE OCCUPIES A LOVELY LOCATION CLOSE TO THE CENTRE OF THIS MUCH-ADMIRE VILLAGE. THE VILLAGE, WITH ITS LOCAL SCHOOL AND SUPERB COMMUTABILITY, LINKS TO LOCAL TOWNS AND MOTORWAYS. HERE IS A DETACHED STONE-BUILT EXTENDED HOME WITH SURPRISINGLY LARGE GARDENS, A GOOD-SIZED DRIVEWAY PROVIDING PARKING FOR TWO/THREE VEHICLES AND GIVING ACCESS TO THE DETACHED GARAGE. THE ACCOMMODATION WITHIN BRIEFLY COMPRISES: good sized dining kitchen with beams, Aga, and views out over the gardens, together with stone-flagged floors and period fittings with woodburning stove, garden room/home office with bi-fold doors to the garden, sitting room once again with glazed door out to the gardens, utility room, downstairs w.c., three bedrooms, bedroom one having a dual-aspect view enjoying views out over the gardens and fields and long distance views to the side, en-suite to bedroom one, and house bathroom.

EPC: D Council Tax Band: D Tenure: Freehold

Offers around £345,000

GROUND FLOOR

SITING ROOM

Measurements – 12'10" x 12'7"

An attractive room with windows to two sides providing a large amount of natural light, and a large, glazed door giving direct access out to the gardens and lovely views out over the gardens. The room has two beams to the ceiling, coving, and a delightful fireplace with a gas coal-effect cast iron stove with glazed door which sits upon a raised hearth and has a stone header and polished timber mantel over. The room has a central heating radiator and chandelier point.



DINING KITCHEN

Measurements – 20'7" x 13'7"

The heart of the home is the dining kitchen, which is in the centre and has, again, many windows, three in total, which give a good amount of natural light and pleasant views out over the gardens. There is a stone flagged floor, high ceiling height with inset spotlighting, and beautiful fireplace, this with antique brick backcloth. It has a multi-fuel burning cast iron stove with glazed door with raised stone flagged hearth, stone header, and polished timber mantel over. The kitchen is fitted with a range of units at the lower level giving a large amount of working space. There is a Belfast sink with mixer tap over. The room features an Aga which is a four-oven Aga system in total, with the two chrome hotplates and a five-ring gas hob to the side. The Aga has a gas hob and two electric ovens. There is plumbing for a dishwasher.





GARDEN ROOM

Measurements – 11'4" x 7'2"

This good-sized room has a pleasant aspect over the gardens courtesy of bi-fold doors, and inset spotlighting to the ceiling.



UTILITY ROOM

Measurements – 9'2" x 6'10"

The utility room has the external door being obscure glazed, plumbing for automatic washing machine, wall-mounted Worcester gas-fired central heating boiler, spotlighting, and a doorway gives access to a downstairs w.c. The utility room has a timber boarded floor and latched door through to the dining kitchen.

FIRST FLOOR LANDING

An arch-topped oak door, with beautiful stone detailing above, gives access to the staircase which turns and rises to the first-floor landing. The landing has two ceiling light points, and a doorway leads through to bedroom one.

BEDROOM ONE

Measurements – 13'0" x 12'9"

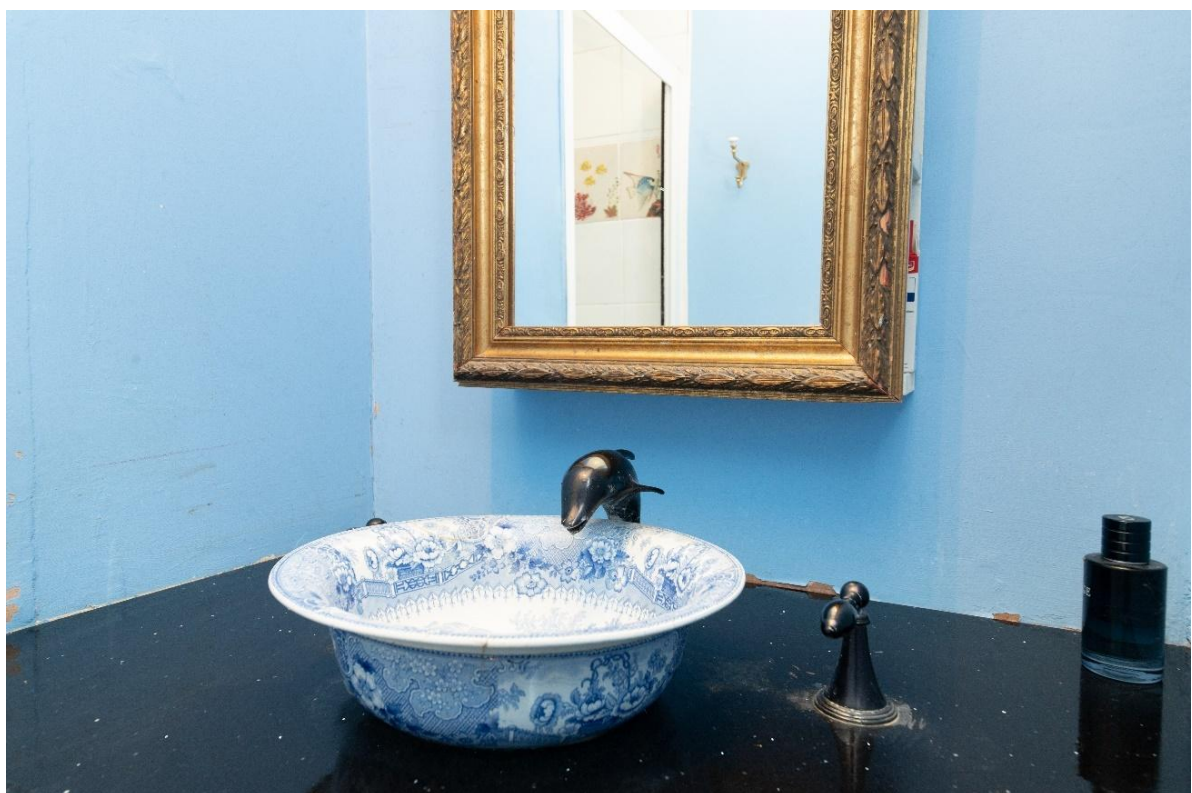
Bedroom one is a lovely double bedroom with windows giving views to two sides, one out over the gardens and the other out over the road, and long-distance rural views over towards Cumberworth and Emley Moor in the distance. With inset spotlighting and ceiling and beams on display, this is a characterful room.



EN-SUITE SHOWER ROOM TO BEDROOM ONE

Measurements – 7'0" x 5'0"

Fitted with shower cubicle, period-style wash hand basin with mixer-tap over, vanity unit beneath, and low-level w.c.



BEDROOM TWO

Measurements – 14'8" x 7'10" minimum

A pleasant room with a view out over the gardens and long-distance views beyond.



BEDROOM THREE

Measurements – 8'5" x 8'2"

An interestingly shaped room with a window giving an outlook over neighbouring gardens and fields to the rear.



HOUSE BATHROOM

Measurements – 10'8" x 5'8"

The property's bathroom is fitted with a three-piece suite which includes a beautiful antique period wash hand basin with period taps over, storage cupboard beneath, once again of antique nature, a low-level w.c., panelled bath with mixer tap and additional shower over, partial tiling around the bath/shower area itself, two windows giving a large amount of natural light and pleasant views, beams on display, combination central heating radiator/heated towel rail, and useful over-stairs storage cupboard.



EXTERNAL

The property sits in surprisingly large gardens and has a good-sized driveway to one side. This driveway, with stone gateposts, provides parking for two/three vehicles and gives access to the property's detached garage. The garage has an up-and-over door and is of a single size. The gardens have many interesting features and three lawned areas in total. There is a stone-flagged terrace immediately before the garden room/utility room doors. This garden continues around past a garden store/shed and a wrought iron gate gives access through to the principal garden which is, once again, lawned and has a stone flagged patio and pathway. It is surrounded by the property itself, and its delightful mature shrubbery, high fencing, and a gateway gives access out to the side. The principal entrance door into the sitting room gives direct access out to the gardens, as previously mentioned. The home is of stone and has attractive roofing. There is external lighting, and an external water tap.







ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees

Council tax band – D

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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Sunday - 11:00 to 16:00



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