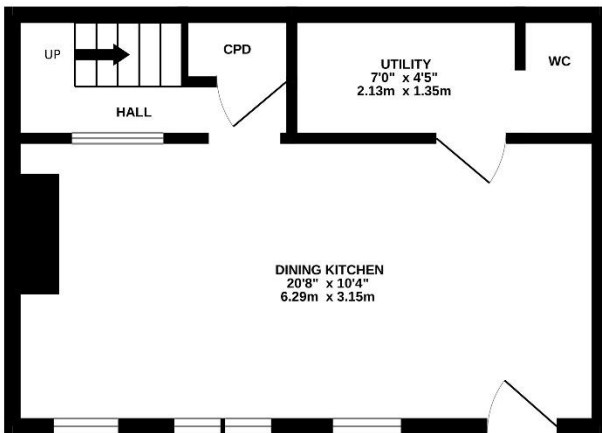


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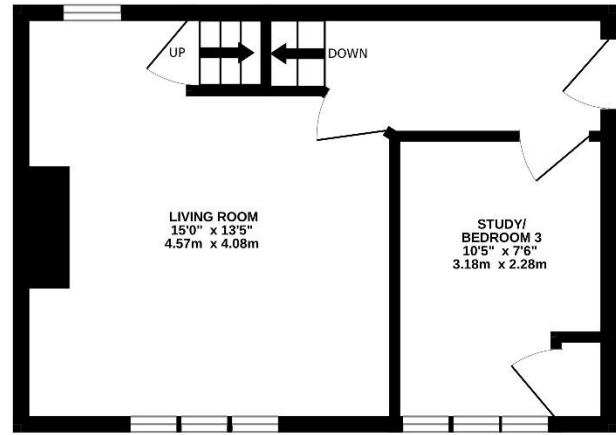


MULLION COTTAGE, WOODHEAD ROAD, HOLMBRIDGE, HOLMFIRTH

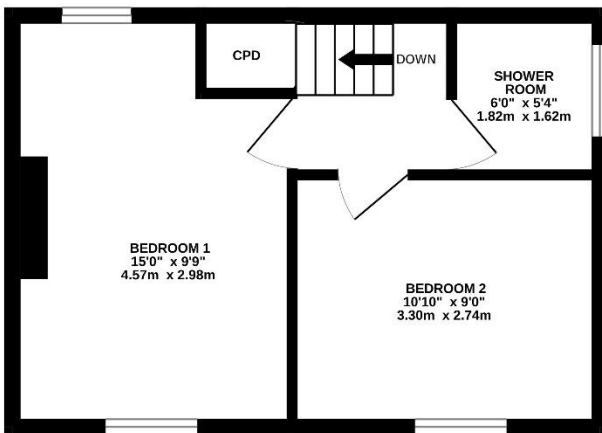
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 PERIOD, THREE STOREY, SEMI-DETACHED WEAVERS COTTAGE, OCCUPYING AN ELEVATED POSITION IN THE SOUGHT AFTER VILLAGE OF HOLMBRIDGE. MULLION COTTAGE IS BRIMMING WITH CHARM AND CHARACTER FEATURES AND ENJOYS FANTASTIC OPEN ASPECT VIEWS ACROSS THE VALLEY TO THE FRONT AND NEIGHBOURING FIELDS TO THE REAR. THE PROPERTY BOASTS OFF STREET PARKING, GREAT SIZED GARDEN AND IS CONVENIENTLY POSITIONED A SHORT DISTANCE FROM AMENITIES AND THE NEIGHBOURING VILLAGE OF HOLMFIRTH. The property accommodation briefly comprises of open-plan dining-kitchen, utility room and downstairs WC to the ground floor. To the first floor there is a fabulous, dual aspect lounge and bedroom three. To the second floor there are two further double bedrooms and the house shower room. Externally there is a low maintenance buffer garden to the front, a driveway and an elevated garden laid predominately to lawn with flagged patio to the side.

EPC: D COUNCIL TAX BAND: C TENURE: Freehold

Offers around £400,000

GROUND FLOOR

Enter into the property through a double glazed solid front door into the open plan dining kitchen. As the photography suggests, the open plan dining kitchen room enjoys a wealth of natural light which cascades through the various double glazed hardwood windows to the front elevation.

KITCHEN AREA

Measurements – 20'8" x 10'4" (inclusive of dining area)

The kitchen area features a wide range of fixed frame fitted wall and base units with shaker style cupboard fronts and with complimentary oak work surfaces over, which incorporate a composite sink and drain unit with chrome mixer tap. The kitchen is equipped with space for a range cooker, with attractive tiling to the splash areas and a canopy style cooker hood over. There is tiled flooring, a ceiling light point, fabulous, exposed timber beams to the ceilings, a radiator, and a cottage style door provides access to the utility slash downstairs WC. The kitchen area seamlessly leads into the dining area and there is a bank of units to the high and low level with glazed display cabinets, fitted shelving and with inset spotlighting above.



DINING AREA

The dining area features a bank of double-glazed mullioned windows and a separate double glazed hardwood window, all of which to the front elevation, which takes full advantage of pleasant views across Woodhead Road and of the tree-lined outlook. There is a ceiling light point, a radiator, exposed timber beams on display, a decorative fireplace with tiled hearth, and a doorway then leads into an inner vestibule with a staircase rising to the first floor. Here there is a useful understairs cupboard, fitted display shelving and with part exposed stone walls and decorative panelling. There is a ceiling light point, radiator and a bank of single glazed windows providing borrowed light from the dining area.



UTILITY

Measurements – 7'0" x 4'5"

The tiled flooring continues through from the kitchen area into the utility which has space and provisions for a automatic washing machine, a shoulder mounted microwave oven and space for a tall standing fridge and freezer unit. There is a decorative dado rail with tiling beneath, fitted shelving, a ceiling light point and a ceramic Belfast sink unit with chrome taps. A doorway leads into the downstairs WC, downstairs WC The downstairs WC features a low-level WC. There is tiled flooring, a ceiling light point, radiator and a double-glazed hardwood window to the side elevation with obscure glass, as well as a recessed toiletry cabinet.

FIRST FLOOR LANDING

Taking the staircase from the inner vestibule, you reach the first-floor landing, which has multi-panel doors providing access to the lounge and bedroom three. There is a decorative plate rail, exposed timber beam to the ceilings, a decorative dado rail with wall panelling beneath, and a double-glazed stable style door to the side elevation provides access to the gardens and also offers superb open aspect views over rooftops across the valley.



LOUNGE

Measurements – 15'0" x 13'5"

The lounge enjoys a great deal of natural light with dual aspect, double glazed hardwood windows to both the front and rear elevations. The window to the front has a pleasant tree lined outlook and the double-glazed window to the rear elevation with stone sill has pleasant views across neighbouring fields. There is an exposed timber beam on display, a central silver light point, two radiators and an enclosed staircase with cottage style door and Suffolk thumb latch, leads to the second floor. The focal point of the room is the fabulous cast iron open fire with attractive tiled inset set upon a tiled hearth and with decorative mantel surround. Additionally, there are two wall light points on display and decorative wall panelling.



BEDROOM THREE

Measurements – 10'5" x 7'6"

Bedroom three is currently utilised as a home office and features a bank of double-glazed stone mullioned windows with stone sill to the front elevation, which offers fantastic open aspect views of the tree-lined outlook and across the valley. There is a central ceiling light point, an exposed timber beam on display, and a cupboard which houses the wall-mounted boiler with useful storage cupboard above. The room can accommodate a single bed with ample space for freestanding furniture.



SECOND FLOOR LANDING

Taking the staircase from the lounge you reach the second-floor landing which has cottage style doors with Suffolk thumb latches providing access to two light and airy double bedrooms and the house shower room. There is a ceiling light point, a wooden banister with spindle balustrade over the stairwell head, a partly exposed timber beam on display and a useful cupboard over the bulkhead for the stairs providing additional storage.

BEDROOM ONE

Measurements – 15'0" x 9'9"

Bedroom one is a fabulous light and airy dual aspect double bedroom which has ample space for freestanding furniture. The window to the front elevation has window seat beneath and takes full advantage of the elevated position of the property with panoramic views across open fields and countryside. There is a central ceiling light point and a radiator.



BEDROOM TWO

Measurements – 10'10" x 9'0"

Bedroom two, again can accommodate a double bed with ample space for freestanding furniture. There is a double-glazed hardwood window to the front elevation with stone lintel above and window seat beneath which offers pleasant open aspect views. There is a central ceiling light point, radiator, a partly exposed timber beam on display and a loft hatch provides access to a useful storage area.



SHOWER ROOM

Measurements – 6'0" x 5'4"

The shower room features a modern white three-piece suite which comprises of a quadrant style shower cubicle with electric Mira Sport shower and panel into the splash areas, a low-level WC with push button flush and a broad winged wash hand basin with vanity cupboards beneath, chrome monoblock mixer tap and tiled splash back. There is tiled flooring with matching tiled skirting, a ceiling light point, chrome ladder style radiator and a double-glazed window to the side elevation with stone lintel above and tiled sill, which offers fantastic views across the property's gardens, neighbouring fields and with far reaching views into the distance.



EXTERNAL

Externally to the front, the property features a cottage style, low maintenance garden which is flagged and with stone wall boundaries. The property benefits from a driveway providing off-street parking, there is a freestanding shed currently on the driveway which could be removed to create more space and a stone staircase rises to the main garden area for the property. Mullion Cottage enjoys an elevated garden which is predominantly laid to lawn with well-stocked flower and shrub beds and attractive dry stone wall boundaries. There is an external double plug socket, external security lights and at the bottom of the garden is a stone flagged patio which is an ideal space for alfresco dining and barbecuing and takes full advantage of pleasant views across neighbouring fields to the rear and fabulous open aspect views to the front. There is currently a substantial shed on the patio area which has lighting provided by the external plug sockets



ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees

Council tax band – C

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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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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Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 16:00



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