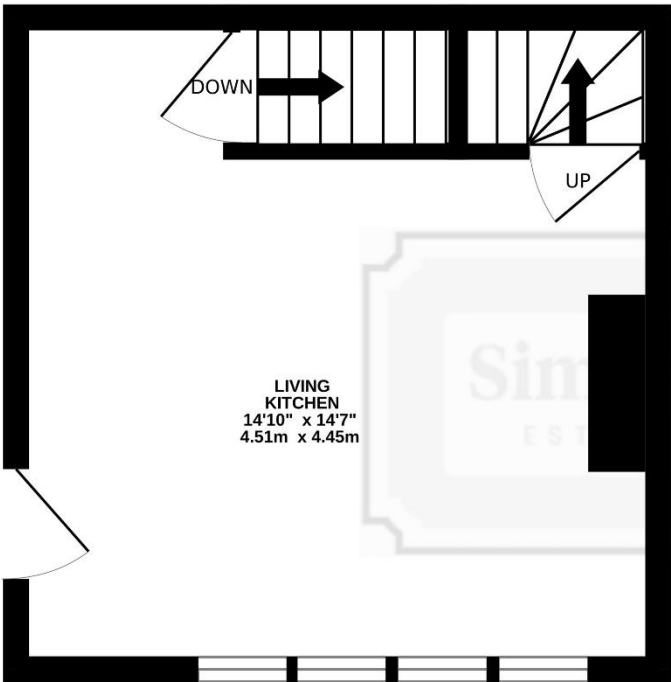


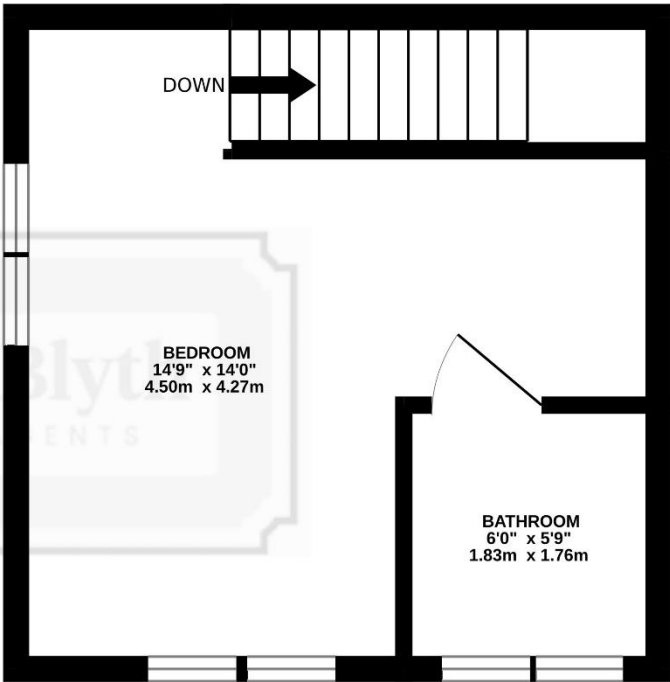


UPPER FOLD, HONLEY, HD9 6NX

GROUND FLOOR



1ST FLOOR



UPPER FOLD

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

TUCKED AWAY IN THE HEART OF THE AFFLUENT VILLAGE OF HONLEY IS THIS SUPERBLY PRESENTED, ONE DOUBLE BEDROOM, CHOCOLATE BOX COTTAGE. SITUATED AT UPPER FOLD, A STONES THROW FROM THE VILLAGE CENTRE, YET CONVENIENTLY POSITIONED IN A QUIET HAMLET OF PERIOD HOMES. THE PROPERTY BOASTS OPEN-PLAN LIVING/KITCHEN, AND IMPRESSIVE BEDROOM WITH VAULTED CEILING WITH EXPOSED TIMBER BEAMS AND TRUSS ON DISPLAY. EARLY VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE QUALITY AND SETTING OF THIS FABULOUS HOME.

The property accommodation briefly comprises of open-plan living/kitchen with built-in appliances, stone mullioned windows, exposed timber beams and batons to the ceilings and beautiful inglenook stone fireplace to the ground floor. To the first floor is a vaulted ceiling, dual aspect, double bedroom with ensuite bathroom. Externally there is a gravelled seating area to the front offering a pleasant area to enjoy the sun in the morning and afternoon.

EPC: D Council Tax Band: A Tenure: Freehold

Offers around £160,000

LIVING KITCHEN

Measurements – 14'10" x 14'7"

Enter the property through a double-glazed front door with obscure glazed inserts into the open plan living kitchen room. As the photography suggests, the room enjoys a wealth of natural light which cascades from the double-glazed bank of stone mullion windows to the front elevation. The room is brimming with charm and character with an exposed timber beam and batons to the ceiling and a fabulous Inglenook stone fireplace with a substantial cast iron living flame effect fire set upon a raised stone hearth.



KITCHEN

The kitchen area features high quality fitted wall and base units with shaker style cupboard fronts and with complimentary work surfaces over which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. There is a matching upstand to the work surface, high-quality built-in appliances which includes a four-ring ceramic hob with ceramic splash back and integrated cooker hood over, a built-in fan assisted oven, integrated fridge unit and a built-in washing machine. The kitchen area has inset spotlighting to the ceiling and high-quality Herringbone style LVT flooring. The kitchen area then seamlessly leads into the lounge area.



LOUNGE

The lounge has an oak door enclosing a carpeted kite-winded staircase which proceeds to the first floor. There is inset spotlighting to the ceiling and a radiator.



PRINCIPAL BEDROOM

Measurements – 14'9" x 14'0"

Taking the carpeted staircase from the open plan live-in kitchen room, you reach the principal bedroom which is a particularly light and airy dual aspect double bedroom with fitted wardrobes and space for freestanding furniture. There is an impressive, vaulted ceiling with exposed timber truss and beams on display, two banks of double-glazed stone mullioned windows to the front and side elevations, various wall light points, a radiator, and space for either freestanding or fitted wardrobes. There is a wooden banister with traditional spindle balustrade over the stairwell head and an oak door then leads into the en-suite bathroom.



EN-SUITE BATHROOM

Measurements – 6'0" x 5'9"

The ensuite bathroom features a modern contemporary three-piece suite which comprises of a panel bath with thermostatic shower over and glaze shower guard, a low-level w.c. with push button flush, and a broad wash hand basin with vanity cupboard beneath and a chrome monobloc mixer tap. There is panelling to the splash areas, inset spotlighting to the ceiling, a radiator and a bank of double-glazed stone mullioned windows with exposed stone surround and obscure glazed inserts to the front elevation.



EXTERNAL

The property has a pleasant sitting out area to the front, providing seating area and space for bins. There is a walkway/bridge giving access to the main entrance door. Nearby rural walks are plentiful and there is a delightful walk through the woodland to the nearby school and a short walk down to Holmfirth with all its varied facilities.





ADDITIONAL INFORMATION

EPC rating – D

Local authority – Kirklees

Council tax band – A

Property tenure – Freehold

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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