

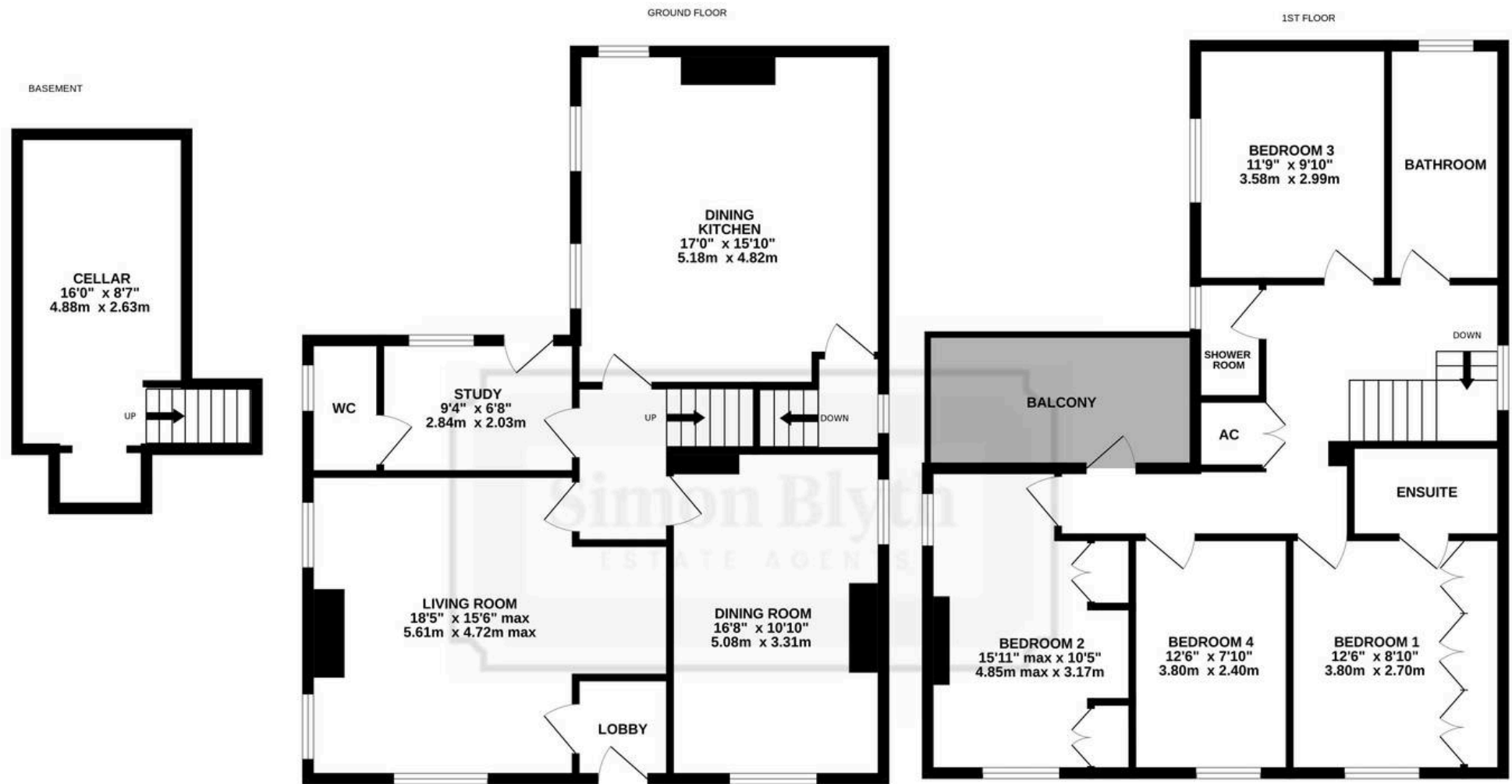


## Commercial House, Cumberworth Lane

Upper Cumberworth, Huddersfield, HD8 8NU

Offers in Region of **£500,000**





CUMBERWORTH LANE

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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## Commercial House

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Upper Cumberworth,  
Huddersfield, HD8 8NU

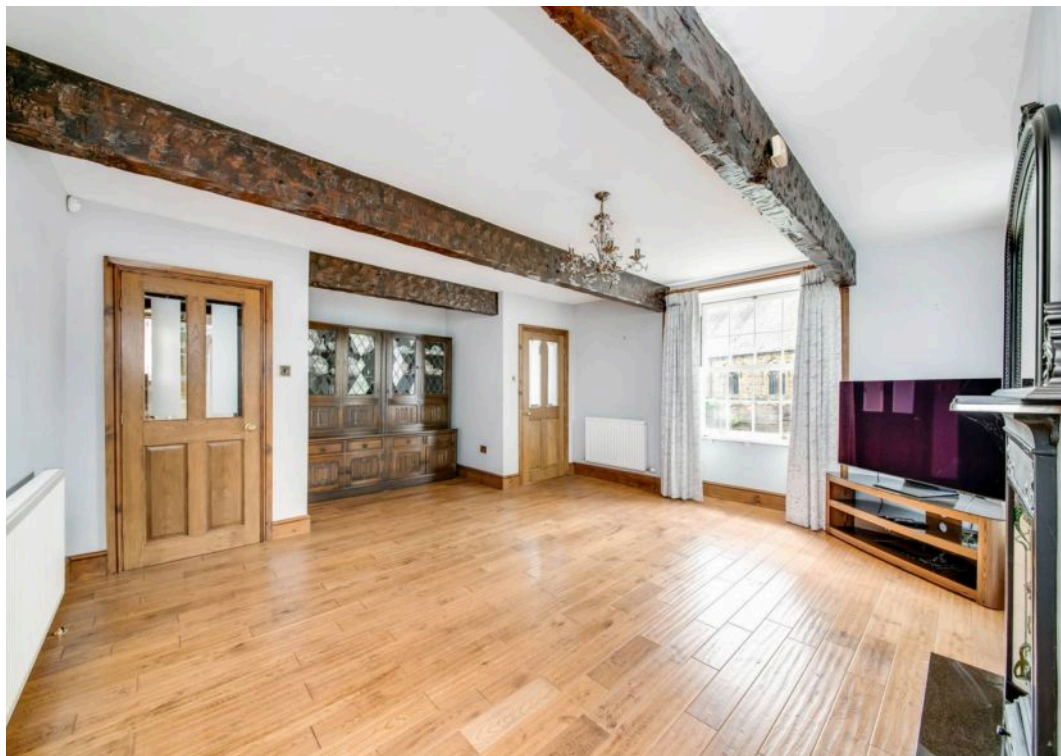
OCCUPYING A LOVELY POSITION JUST OUT OF THE CENTRE OF THE VILLAGE, CLOSE TO THE SCHOOL AND OPPOSITE THE VILLAGE CHURCH. HAVING BEEN A MUCH-LOVED FAMILY HOME FOR OVER 50 YEARS, THE PREVIOUS OWNERS HAVE TAKEN GREAT CARE TO UPGRADE AND ENHANCE THE PROPERTY.

It currently features a four-bedroom layout with all being of a good size and the primary bedroom being served by an en-suite. The ground floor accommodation is particularly impressive and includes a large lounge, dining room / second sitting room, and a particularly characterful dining kitchen. With cellar, downstairs w.c., home office and impressive hallway, the property truly needs to be viewed to be fully appreciated. With cobbled driveway to the side providing parking for a good number of vehicles and also served by a garage, the home has pleasant gardens to the front, courtyard gardens to the rear, and a fabulous roof terrace with doors from the first floor landing. Close to village amenities, the property is presented extremely well throughout.

Tenure Freehold.  
Council Tax Band E.  
EPC Rating D.









## GROUND FLOOR

### ENTRANCE LOBBY

Enter into the property through a high-quality uPVC door with period-style glazing and which displays the name of the property above. The entrance lobby has attractive flooring. We have demonstrated on the floorplan that the hallway could be reopened to give direct access through to the kitchen.

### LOUNGE

15' 5" x 18' 2" (4.70m x 5.54m)

The spacious lounge features three sash-style windows, all of which are high-quality and give lovely outlooks over the property's front gardens and towards the village church. There are beams to the high ceiling, a delightful period-style fireplace with Macintosh-style tiling and cast-iron Victorian surround with raised granite hearth and mantel. There is attractive flooring and a central chandelier point.

### INNER HALLWAY

The inner hallway features wonderful exposed stonework and many period features. A doorway provides access to the second sitting room/dining room.







**SECOND SITTING ROOM / DINING ROOM**

10' 10" x 17' 6" (3.30m x 5.33m)

The second sitting room / dining features two windows, with the front window giving a lovely outlook. This room is particularly characterful and features Delph display shelving, timbers to the ceiling, a chandelier point, and an attractive fireplace.



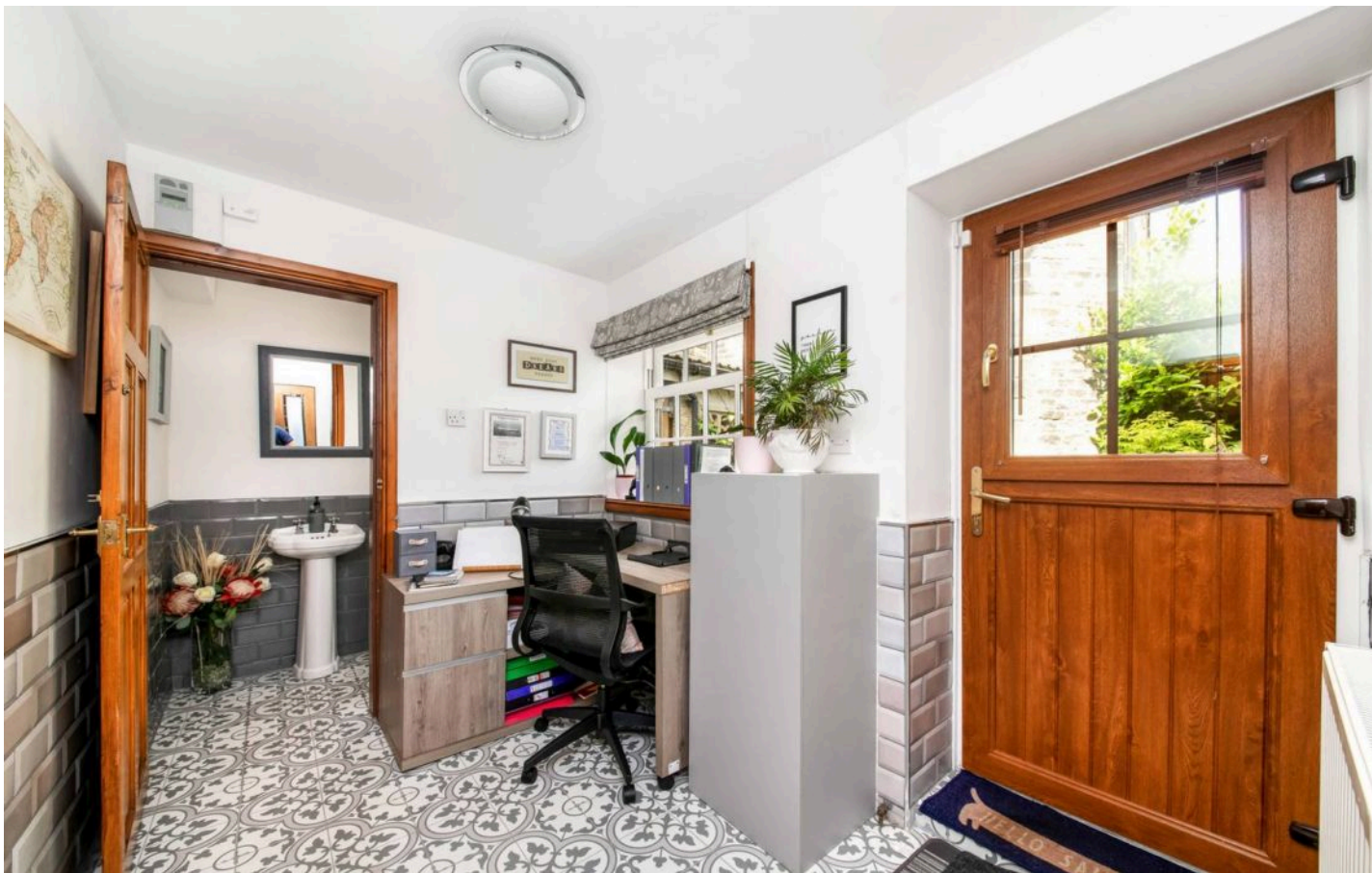
## DINING KITCHEN

17' 0" x 15' 9" (5.18m x 4.80m)

The fabulous kitchen is appointed with a huge number of high-quality units to the high and low levels with a large amount of granite working surfaces and splashbacks. There are high-quality, built-in appliances, including a stainless-steel five ring gas hob with extractor fan above, a stainless-steel and glaze fronted double oven, a Bosch microwave, and a fridge freezer. There is also a beautiful, period-style range displaying the manufacturer's name of H.B. Swallow from Holmfirth. There are timbers and beams to the ceiling, and a timber and glazed door gives access to a cellar head and a stone staircase descends to the good-sized cellars.







## CELLARS

The wine cellars have flagged flooring, a stone arch, attractive lighting and a bar to one end, and have been used previously for entertaining purposes.

## HOME OFFICE

9' 3" x 6' 7" (2.82m x 2.01m)

The home office is well-appointed with beautiful ceramic tiled flooring, a window giving a lovely view out over the enclosed courtyard gardens, a stable-style door, and a useful storage cupboard. A doorway leads through to the downstairs w.c. / cloak room.

## DOWNSTAIRS W.C. / CLOAKROOM

This room features a continuation of the attractive tiled flooring, an obscure glazed window, a low-level w.c., and a pedestal wash hand basin.





## FIRST FLOOR

### FIRST FLOOR LANDING

A staircase with balustrading leads to the first floor landing, which features attractive exposed stonework, an arch-topped feature window, a good-sized airing cupboard, a stable-style door providing access out to the roof terrace / balcony.

### ROOF TERRACE / BALCONY

13' 9" x 8' 0" (4.19m x 2.44m)

This surprisingly private and sheltered terrace achieves a huge amount of sunlight in the afternoon and evening, and is extremely well presented with stainless steel and glazed balustrading.







### **BEDROOM ONE**

10' 2" x 12' 3" (3.10m x 3.73m)

Bedroom one is a large double bedroom positioned to the front of the home with fabulous flooring, timbers to the ceiling, and a huge amount of built-in wardrobes with storage cupboards above. It boasts a pleasant view towards the church. Concealed within the wardrobes is a doorway giving access to the en-suite facilities.

### **BEDROOM ONE EN-SUITE**

The en-suite is well-appointed with corner shower, concealed cistern w.c. and wash hand basin. There is ceramic tiling to the full ceiling height, inset spotlighting, and a chrome heated towel rail.

### **BEDROOM TWO**

15' 9" x 10' 4" (4.80m x 3.15m)

Bedroom two is a pleasant double bedroom with outlooks to the front and side. There is a continuation of the attractive flooring, timbers to the ceiling, and a wonderful array of built-in bedroom furniture.





### BEDROOM THREE

12' 5" x 7' 9" (3.78m x 2.36m)

Bedroom three is positioned to the front of the home with timbers to the ceiling and a continuation of the attractive flooring.

### BEDROOM FOUR

11' 8" x 9' 9" (3.56m x 2.97m)

Bedroom four is another good-sized room with twin windows giving an outlook to the side.

### SHOWER ROOM

The shower room is fitted with a good-sized shower with glazed doors and ceramic tiling to the full ceiling height, a combination central heating radiator/heated towel rail, inset spotlighting and an obscure glazed window.

### HOUSE BATHROOM

5' 9" x 12' 2" (1.75m x 3.71m)

The bathroom is superbly appointed and features ceramic tiling to the full ceiling height, inset spotlighting to the ceiling, a chrome central heating radiator with heated towel rail, and a large window with obscure glazing. There is a four-piece suite comprising a double-ended bath with attractive shower over and chrome fittings, a bidet, a low-level w.c. with concealed cistern, and a wash hand basin within a vanity cupboard with storage cupboards and display shelving.







## EXTERNAL

### FRONT GARDEN

Externally to the front, the property has a delightful lawn garden with flowering beds, a stone flagged pathway giving access to the front entrance door, and a further pathway giving access to the cobbled driveway which then leads to twin gates and the enclosed driveway. This space provides a good amount of parking space, particularly prior to the building of the summerhouse. Timber gates gives access through to the garage/car port (16'2 x 9'5"), which occupies a back corner position and has a personal door through to the property's rear courtyard garden. This car port style garage is ideal for the storage of a classic car, bicycles etc.

### REAR GARDEN

The rear courtyard garden is particularly pleasant, has been well tended and maintained, and must be seen to be fully understood and appreciated. The summerhouse (12'0" x 7'6" approx.) occupies part of the driveway and has glazing to three sides, including twin glazed doors to the front.



### PARKING

3 Parking Spaces











## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **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.**

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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 TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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