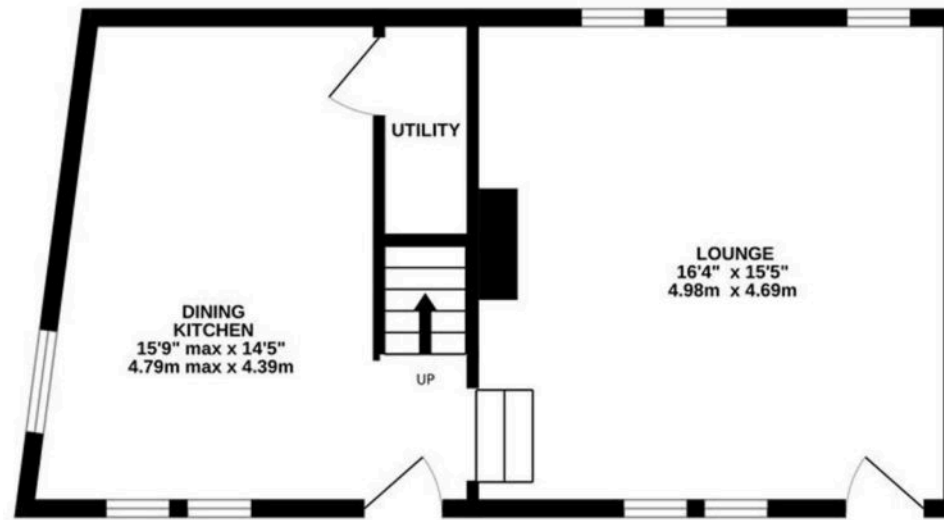




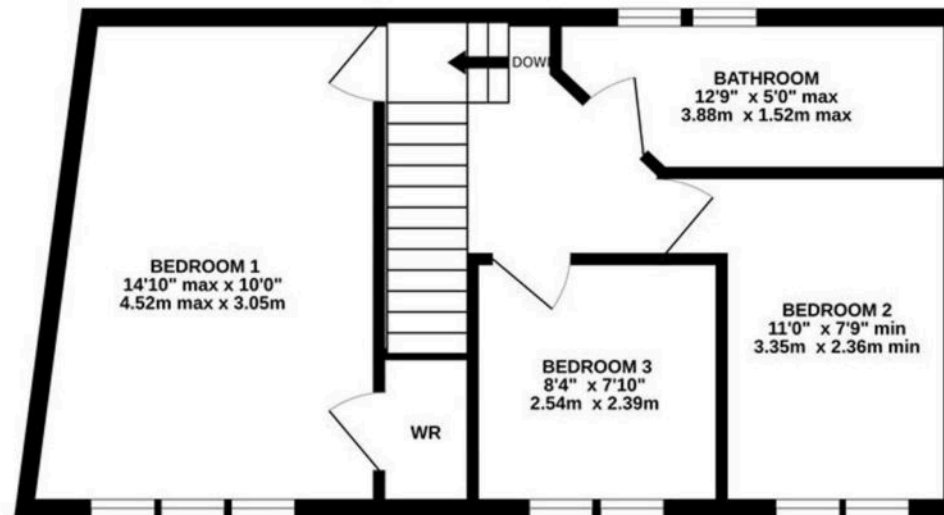
Dove Cottage, The Village, Farnley Tyas
Huddersfield, HD4 6UG

Offers in Region of **£435,000**

GROUND FLOOR



1ST FLOOR



THE VILLAGE

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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Dove Cottage 21 The Village, Farnley Tyas

Huddersfield, HD4 6UG

SET IN A LOVELY, QUIET, OUT-OF-THE-WAY COURTYARD IN THE CENTRE OF THE VILLAGE, THIS THREE-BEDROOM, PERIOD COTTAGE HAS AN INTERIOR THAT IS QUITE SIMPLY SUPERB, DELIGHTFUL COTTAGE GARDENS TO THE FRONT AND SIDE, AND TWO PARKING SPACES. OVERLOOKING THE GARDENS, THE HOME ENJOYS BEAMS TO THE CEILINGS, A BEAUTIFUL PERIOD FIREPLACE, MULLIONED WINDOWS AND HIGH-QUALITY FITTINGS THROUGHOUT.

Recently refurbished to a very high standard, the property accommodation briefly comprises entrance hall area, beautiful dining kitchen with two windows giving pleasant views out over the gardens and beyond, a large lounge with mullioned windows, beautiful period stone fireplace and high-quality décor, three bedrooms (bed one being particularly large with high-angled and beamed ceiling and built-in bedroom furniture), and house bathroom. Externally, there are enclosed and landscaped gardens with stone flagged patio, lawn and outdoor kitchen, and two parking spaces. The property is just a short walk away from fabulous rural countryside and the village amenities including local pub, church, school and café.

Tenure Freehold.
Council Tax Band C.
EPC Rating C.



GROUND FLOOR

ENTRANCE

Enter into the property through a beautiful, cottage-style entrance door made of sturdy timber and with attractive door furniture and leaded, obscure glazed porthole. The entrance hall area is of a good size and opens directly and seamlessly through to the property's dining kitchen, as well as steps down to the lounge. A staircase with polished timber handrail and central carpet runner rises the first floor landing.

DINING KITCHEN

15' 9" x 14' 5" (4.80m x 4.39m)

The dining kitchen is a large and beautiful room with windows to the front and side elevations, providing a good amount of natural light and delightful views out over the gardens. The dining area features delightful, built-in seating underneath the aforementioned windows which benefit from storage beneath. The kitchen features a wealth of units to the high and low levels with decorative tiled splashback and attractive working surfaces which incorporate an inset Franke stainless steel sink unit with mixer tap over. There are built-in appliances including a stainless steel oven, a four-ring induction hob with stainless steel and glazed extractor fan over, a fridge freezer unit and a dishwasher. The dining kitchen benefits from beautiful flooring, inset spotlighting to the ceiling, exposed beams, and a doorway which gives access to the utility room.

UTILITY ROOM

The utility room is situated under the staircase and houses the wall-mounted, combination central heating boiler. There is a ceiling light point and plumbing for an automatic washing machine with work surface above.





LOUNGE

16' 4" x 15' 5" (4.98m x 4.70m)

The lounge is an exceptionally beautiful room of very large proportions. There are a variety of windows; three to the rear and two to the front, which give a lovely view out over the property's front gardens. There is also a further entrance door, seldom used but giving direct access out to the gardens. The room is decorated to a particularly high standard, has inset spotlighting to the ceiling, a feature wall with panelling, and three wall light points. The focal point of the room is the beautiful stone fireplace with stone chimney breast, raised stone flagged hearth, stone backcloth and a wood-burning, cast iron stove with glazed door. To the side of the chimney breast are provisions for a wall-mounted television.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing. The landing is on two levels and boasts a great deal of character, including a beam on display and exposed stonework. There is a loft access point, inset spotlighting to the ceiling, and doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

14' 10" x 10' 0" (4.52m x 3.05m)

Bedroom one is an impressive, large double bedroom with a bank of three mullioned windows giving a lovely view out to the front. There is a high-angled ceiling with wonderful beams on display and inset spotlighting, as well as four wall light points, provisions for a wall-mounted television and a radiator. There is a large walk-in wardrobe with hanging rails in situ, as well as superb built-in bedroom furniture including a broad window seat with drawers beneath and wardrobes to either side.





BEDROOM TWO

11' 2" x 7' 9" (3.40m x 2.36m)

Bedroom two is a most welcoming double room, superbly presented with a beam on display and a mullioned window giving a pleasant outlook towards the village. There is inset spotlighting to the ceiling, a feature wall with panelling, a radiator and provisions for a wall-mounted television.

BEDROOM THREE

8' 4" x 7' 10" (2.54m x 2.39m)

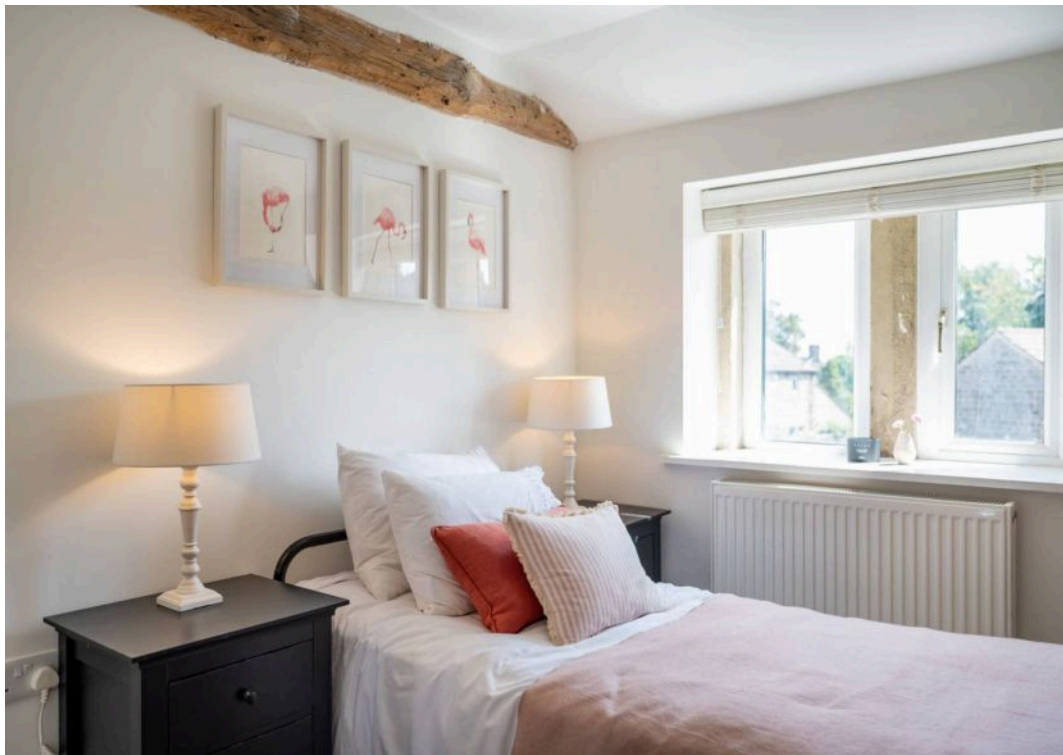
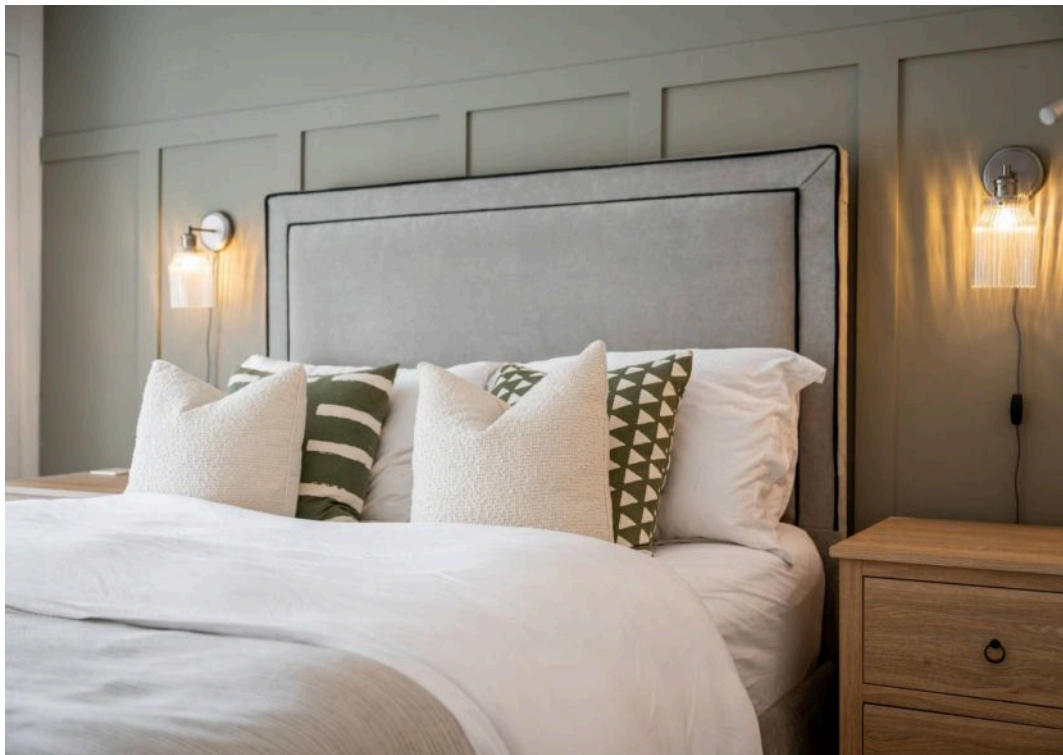
Bedroom three is another delightful room with an exposed stone wall, mullioned windows giving an outlook to the front, a beam on display and inset spotlighting.

HOUSE BATHROOM

12' 9" x 5' 0" (3.89m x 1.52m)

The house bathroom is surprisingly large and particularly beautiful, boasting a mullioned window and beam on display. The bathroom features a white three-piece suite which comprises a stylish, wall-mounted, Duravit wash hand basin with mixer tap over, a low-level WC with push-button flush, and a good-sized bath with mixer tap, Grohe shower over and glazed screen. There is inset spotlighting to the ceiling, ceramic tiled flooring, ceramic tiling to the full ceiling height to two walls, an inset mirror, a shaver socket, a chrome central heating radiator/heated towel rail and an extractor fan.





Garden

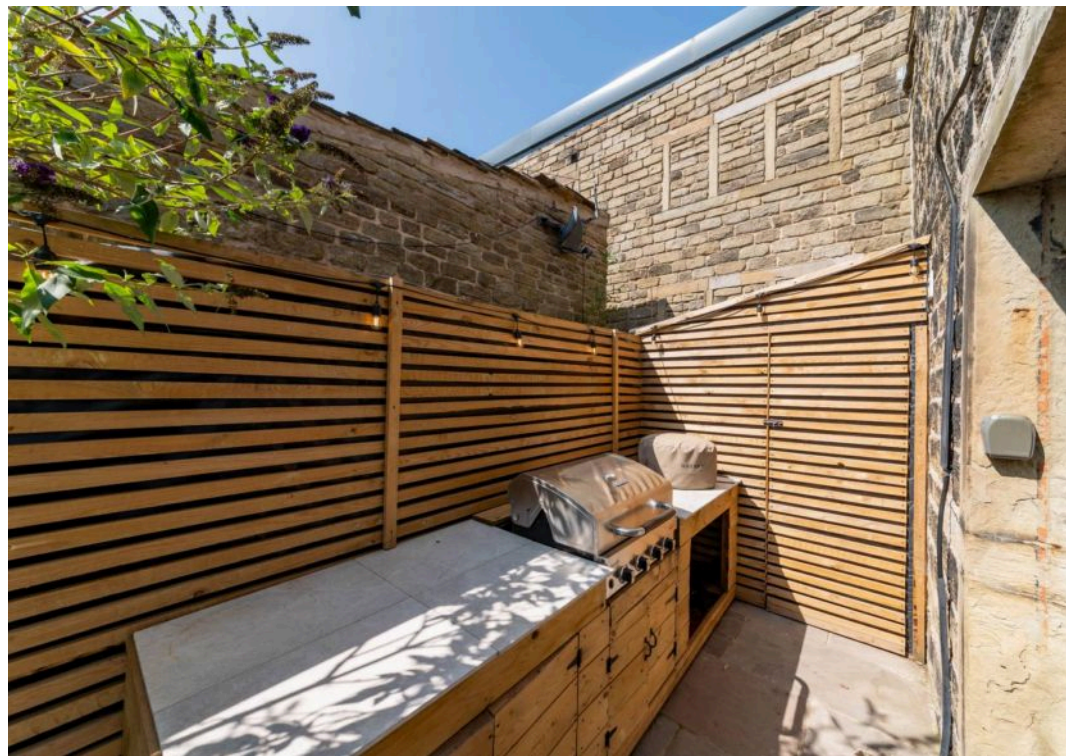
As the photographs suggest, the property's beautiful gardens can be found to the front and side. They are initially accessed via a delightful garden gate leading from the parking area to a Cotswold gravel pathway which then leads to the front entrance door with raised stone step, as well as to a corner seating area giving a lovely view back towards the property. The gardens have been subject to a great deal of landscaping in recent times, including lawn area and a fabulous stone flagged outdoor dining/entertaining space. These lovely stone flags offer a good-sized and delightfully presented space. The property also benefits from an outdoor kitchen to the side, which incorporates raised preparation areas with cupboards beneath and a large, high-specification barbecue grill. This is a superb area and is overlooked by the large side window from the dining living kitchen. Beyond this is a good-sized garden shed which provides a good amount of storage for garden equipment and the like. The property's enclosed gardens are particularly beautiful, ideal for keeping in children and pets, and have well-established borders. There is external light and an external tap.

DRIVEWAY

2 Parking Spaces

Initially the driveway is shared, as you enter from Manor Road, and gives access to a courtyard area. This area gives access to similarly high-quality properties and provides access to the subject property's two parking spaces. There is a bin storage area to the side and a gateway through to the property's gardens.





ADDITIONAL INFORMATION

The property has gas-fired central heating and double-glazed. Carpets, curtains and certain other extras may be available via separate negotiation.

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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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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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

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

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