



Bentley Cottage, Sheffield Road, Jackson Bridge, Holmfirth

Offering a wealth of character and pleasant views to the rear, this stone built double fronted detached cottage offers excellent scope for renovation and extension subject to the necessary consents. It is located on Sheffield Road, on the edge of the village of Jackson Bridge, well located for access to the local countryside and approximately 3 miles from the centre of Holmfirth. The accommodation comprises: entrance hall, lounge, dining room, utility room, kitchen, cellar, landing, 3 bedrooms and bathroom. It has been extended to the side but would benefit from a comprehensive scheme of modernisation. Externally there are gardens to the front, side and rear with a driveway and garage.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

GROUND FLOOR



Entrance Hall

With wooden entrance door and wide stone staircase to the first floor.



Lounge 15'6" x 15'6"

A good sized living room with windows to the front and rear, exposed stonework to 3 walls, tiled floor, feature fireplace (stove not included) and exposed beams to the ceiling.



Dining Room 15'6" x 12'6"

With windows to the front and rear, side entrance door, exposed stonework to 3 walls, chimney breast with stone fireplace and traditional cast iron range (not in working order). Doors lead to the cellar and utility room.



Utility 9'9" x 5'5"

With ceramic sink, beams to the ceiling and door into the rear porch.

Rear Porch

In dilapidated condition.



Kitchen 16'5" x 9'2"

With a range of fitted base units and wall cupboards, windows to the front and rear.



Cellar 11'2" x 9'1"

Accessed down a set of stone stairs from the dining room and featuring a range of stone shelving and barrel mounts.

FIRST FLOOR

Landing



Bedroom 1 15'2" x 10'5"

With windows to the front and rear, partially exposed beam to the ceiling.



Bedroom 2 12'6" x 9'9"

With window to the front and loft access.



Bedroom 3 8'10" x 6'6" (11'6" max)

With window to the front and loft access.



Bathroom 7'10" x 5'4"

With window to the rear. The bathroom suite is partially removed with the remains of a bath and wc in situ.



OUTSIDE

The are garden areas to the front, side and more predominantly the rear. There is also a parking area and detached garage.

Viewing

The property will be open to view each Saturday prior to the Auction from 10.30am to 11.30am.



Location

From New Mill follow the A616 Sheffield Rd to Jackson Bridge. Continue along this road (don't turn down into the village) passing the Red Lion pub. The property will be found on the right hand side after approximately 200 meters.

Auction Details

Sale to be held at The Huntsman Inn, Greenfield Road, Holmfirth on Tuesday 26th March. The sale will start at 7.30pm prompt.

Vendors Solicitors

Mr David Lawes
Blacks Solicitors LLP
City Point, 29 King Street, Leeds, LS1 2HL
Telephone: 01132071068
Email: davidlawes@lawblack.co.uk

Services

The property is connected to mains electricity and water. Sewerage is to a cesspit in the adjoining field.

Additional Information

The property is Freehold. Energy rating TBC. Council tax band E. Our online checks show that Fibre Broadband (Fibre to the Cabinet FTTC) is available at the address and mobile coverage at the property is offered by several providers.

Auction Conditions

Interested parties should view the auction contract for full details of all of the conditions of sale.

Bidding at the Auction

Should you be successful in purchasing the property at auction you will be required to sign the contract and pay a deposit of 10% of the sale price. The buyers are to transfer the deposit to their solicitor and then transfer to the vendors solicitor within 2 working days of the auction. The remaining monies must then be paid in order to complete the sale within 28 days.

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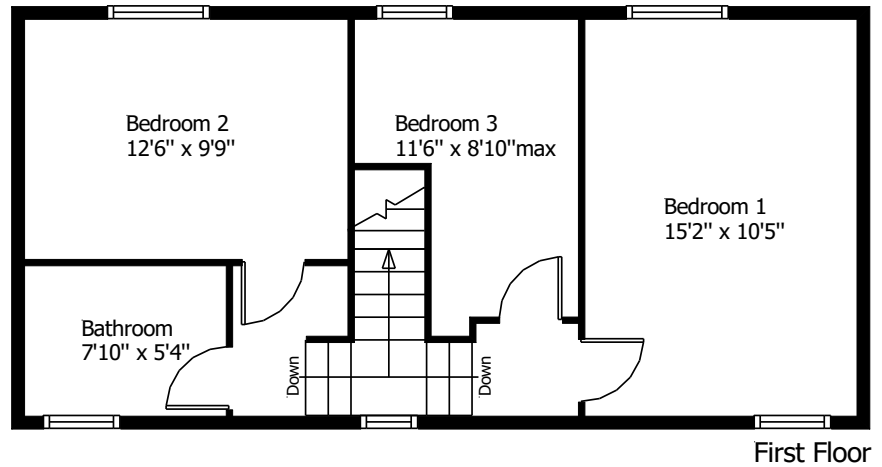
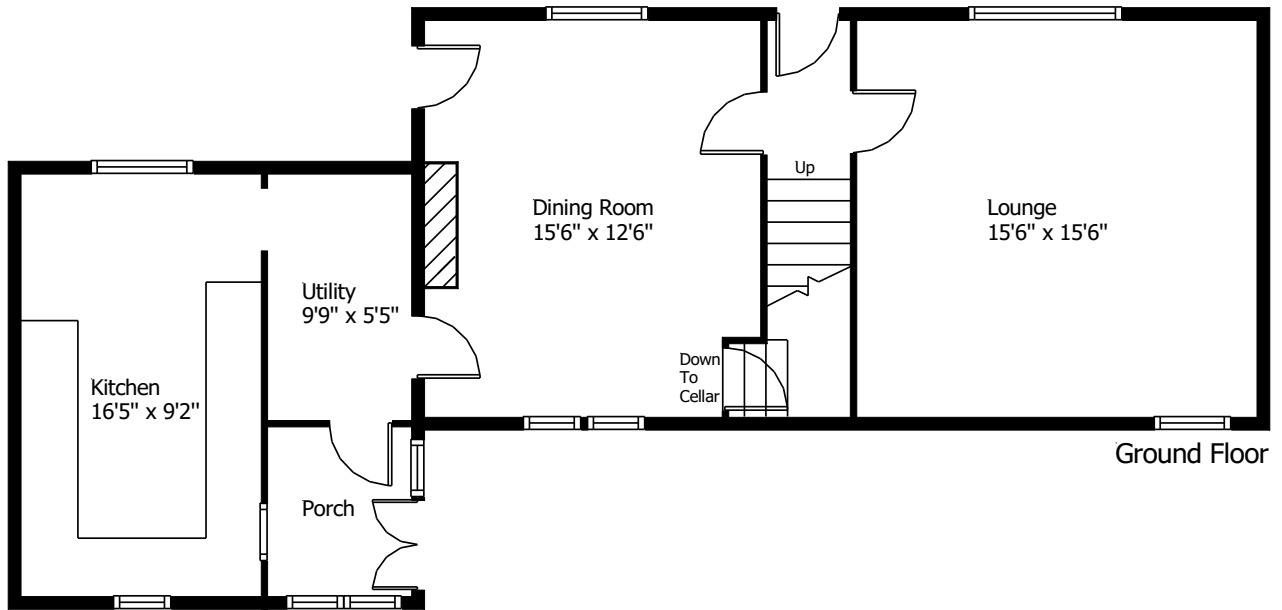
Identification and Registration

Due to the recent changes in Money Laundering Regulations, auctioneers will now have to carry out checks on bidders, buyers and sellers. The HMRC guidance states “An auctioneer should carry out customer due diligence on a bidder before they receive a paddle and on the buyer before the hammer falls”.

Wm Sykes & Son will therefore now be registering prospective bidders prior to the auction where they will need to provide a form of photographic identification (driving licence, passport etc.) and a current utility bill or bank statement etc confirming your address. Registration will take place on the night of the auction between 6.30pm and 7.20pm. Any interested party wishing to bid in the auction must have registered. If you have any problems in doing this please contact our office for further advice.



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This floor plan is for illustrative purposes only and may not be to scale. The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only. No responsibility can be accepted in respect of this information by "Plan-it Design"

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 planitdesign2017@gmail.com

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