



Westleigh Cottage, Armitage Fold, Armitage Bridge

This unique stone built detached cottage enjoys a pleasant tucked away position in a popular village setting. It enjoys spacious ground floor accommodation with a front entrance porch, open plan lounge and dining room, modern dining kitchen, shower room, wc and a conservatory. Upstairs there is a landing, 2 double bedrooms and bathroom. The property is well presented with a gas central heating system, double glazed windows and a modern kitchen. Externally, it benefits from a generous parking area for 3 cars to the side lawned garden and paved seating area.

Holmfirth

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Accommodation:

GROUND FLOOR

Entrance Porch

With uPVC door to the front and internal door into the lounge.



Lounge

16'6" x 13'11"

A large lounge with window to the front, chimney breast with stone fireplace and living flame effect gas fire, laminated wood flooring and 2 central heating radiators. It is open plan into the dining area and also features a door into the kitchen.



Dining Room 11'7" x 16'5" (19'4" max)

Another good sized reception room which features a window to the front, laminated wooden flooring running through from the lounge, staircase to the first floor with storage cupboard under, central heating radiator.



Kitchen 14'2" x 13'2"

This is again of good proportions and fitted with a good range of modern base units and wall cupboards with low profile worksurfaces, stainless steel sink unit with mixer tap, integrated oven, 4 ring gas hob with extractor over, dishwasher and central heating boiler, window and door to the rear garden, inset spotlights to the ceiling and central heating radiator.



Shower / WC

A lobby area leads through the conservatory and at either side there are is a downstairs wc and shower room.



Conservatory 12'4" x 10'5"

With windows and glazed double doors to the garden, 2 central heating radiators.

FIRST FLOOR



Landing

With window to the rear, further window over the stairs, central heating radiator and built in storage cupboard.



Bedroom 1

14'2" x 8'4" (11'6" into robes)

A double bedroom with 2 windows to the front bank of built in wardrobes and central heating radiator.

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Bedroom 2 15'6" x 11'

Another double bedroom with 2 windows to the front, bank of built in wardrobes and central heating radiators.



Bathroom 8'3" x 4'5"

With three piece suite in white comprising low flush wc, vanity washbasin and bath, part exposed stonework to one wall, window to the rear and central heating radiator.



OUTSIDE



OUTSIDE

There is a generous parking area with space for 3 cars to the side of the house and a paved seating area next to the conservatory. At the rear of the house there is a pleasant lawned garden area with borders. Note that the block paved driveway in front of the house belongs to the house next door. Our vendors have a right of access.

Additional Information

The property is Freehold. Energy rating 57 (Band D). Council tax band A. Our online checks show that Superfast Fibre (Fibre to the Cabinet FTTC) and Ultrafast Fibre Broadband (Fibre to the Premises FTTP) are available and could be installed, mobile coverage at the property is offered by several providers.

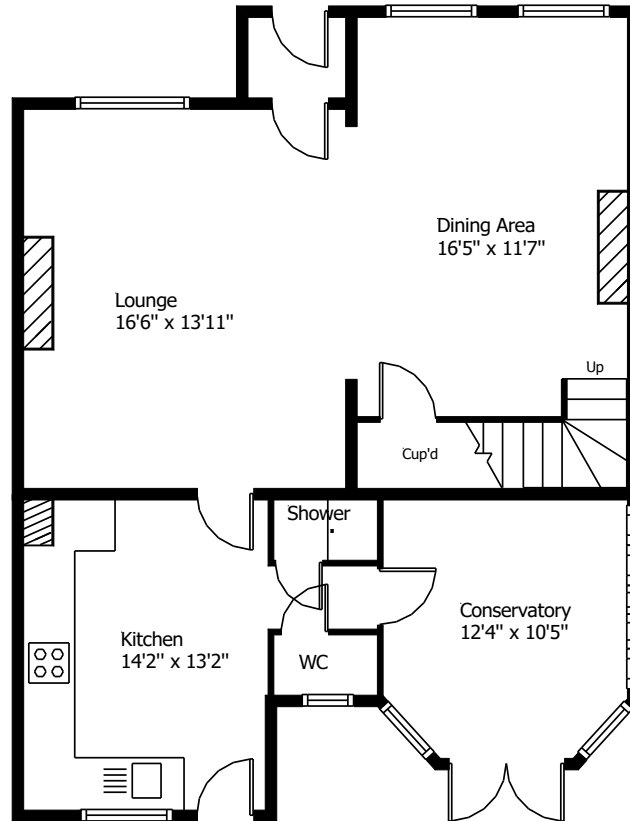
Viewing

By appointment with Wm Sykes & Son.

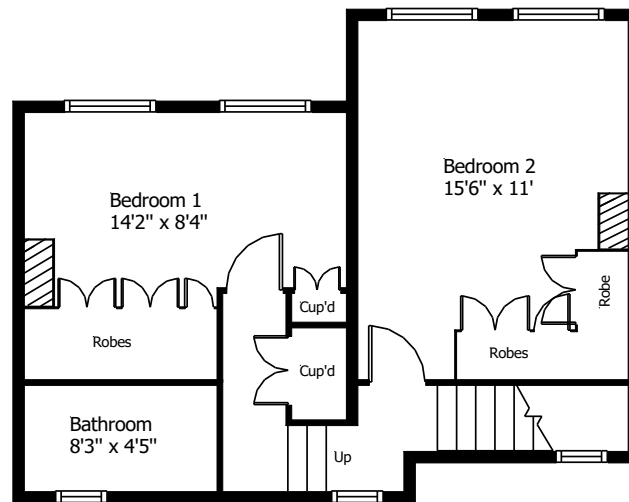
Location

From Holmfirth take the A6024 Woodhead Road through Honley where it becomes the A616 and on towards Huddersfield. At the traffic lights in the centre of Armitage Bridge turn left down Stockwell Hill and continue over the bridge and along Armitage Road. Turn right onto Deanbrook Road and the property will be found on the right hand side.

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Ground Floor



First Floor

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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