



16 Chapelgate, Scholes

This charming stone built end terraced cottage enjoys a choice position along a small lane adjoining the village cricket field. It is tastefully presented throughout and benefits from a pleasant enclosed garden to the front. The accommodation comprises: entrance hall, lounge, dining kitchen, landing, 3 bedrooms and bathroom. It has the benefit of a gas central heating system, double glazed windows and attractive fixtures and fittings throughout. Externally, there is a pleasant enclosed garden area to the front and whilst it is not registered to the house our clients use the area of lane outside the house for parking.

Holmfirth

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Slaithwaite

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Accommodation:

GROUND FLOOR

Entrance Hall

With front entrance door (from the garden), staircase to the first floor and central heating radiator.



Lounge

18' x 12' ave

A good sized living room with windows to the front overlooking the garden and beyond, exposed beams to the ceiling, chimney breast with solid fuel burning stove and stone hearth, central heating radiator.



Dining Kitchen 15'9" x 7'4"

Fitted with a good range of base units and wall cupboards with solid wooden worksurfaces, integrated oven, 4 ring gas hob with extractor, 1 1/2 bowl ceramic sink with mixer tap, windows to the side and rear, tiled floor, central heating boiler, radiator and door giving access to the "cellarhead" storage area.

FIRST FLOOR



Landing

With recessed airing cupboard housing the hot water cylinder, spindle balustrade and wooden rail around the stairs, central heating radiator.



Bedroom 1 15'3" x 8'2" (6'9" min)

A double bedroom with window to the front enjoying the views and central heating radiator.



Bedroom 2 9'7" x 7'8"

A single bedroom with window to the rear and central heating radiator.



Bedroom 3 6'9" x 11'9" (8'11" min)

Another single bedroom with window to the front and central heating radiator.



Bathroom 7'10" x 6'

With three piece suite in white comprising low flush wc, wall hung vanity washbasin, bath with shower over, partly tiled walls, built in storage cupboard and heated towel rail.



OUTSIDE

To the front of the house is a pleasant enclosed garden area with lawn, seating area, planted borders, hedging. This adjoins the village cricket field and enjoys pleasant views.

Parking

We understand that our clients park on the lane at the rear of the house. The lane is unregistered and not included within our client's title. Further parking is available on Chapelgate.



Additional Information

The property is Freehold. Energy rating 61(Band D), Council tax band B. Our online checks show that Fibre Broadband (Fibre to the Cabinet FTTC) is available and mobile coverage at the property is offered by several providers.

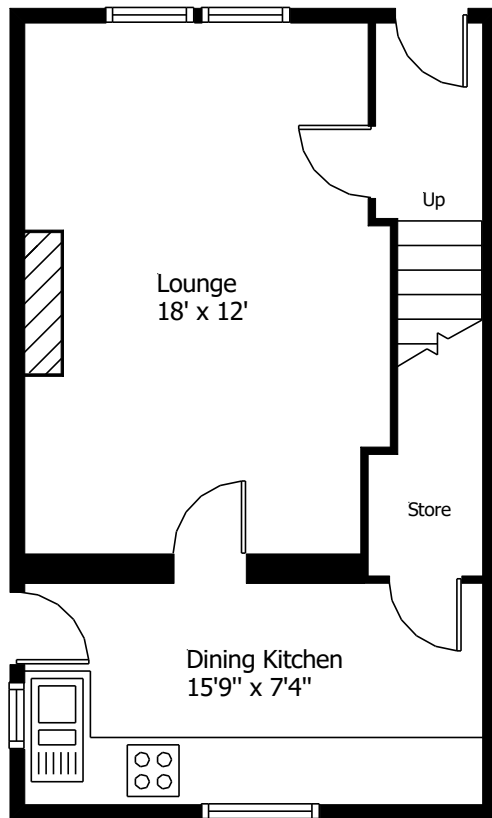
Viewing

By appointment with Wm Sykes & Son.

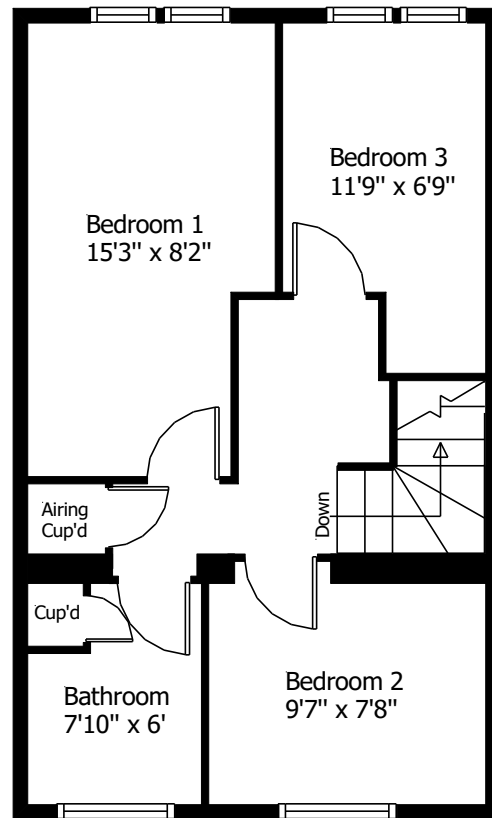
Location

Head out of Holmfirth on the A6024 Dunford Road and continue for approximately 1 mile then turn left onto Cross Gate Road, follow this road up the hill and it becomes Cross Lane. Continue along here to the junction with Scholes Moor Road, then turn left. Continue down towards the centre of Scholes then turn right onto Chapelgate. The property can be found at the lane on the right, just before the Cricket Club.

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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.
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