



39 Dyke End, Bolster Moor

If you are looking for a characterful home in a semi-rural tucked away location with absolutely stunning panoramic views, then this is the one for you! This lovely stone-built double fronted cottage is the end of a row of 3 and offers much more than you would imagine from first glance. It briefly comprises entrance porch, lounge, dining room, utility, and kitchen on the ground floor, whilst at first floor level you will find master bedroom with en suite shower room, 3 further bedrooms, bathroom, and access up into a useful attic room. Gas fired central heating and double glazing are installed. Externally, there is ample parking, and sizeable gardens wrapping around the property. Luckily for you, Bolster Moor Farm and Coffee Shop is within walking distance! There is also easy access to junctions 23 & 24 of the M62 motorway.

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Slaithwaite

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Accommodation:

GROUND FLOOR

The front entrance door opens into:-



Entrance Porch

4'9" x 4'7"

Much more than just a porch, there is space to sit and take in some amazing views from this brilliant vantage point. It has a tiled floor, and door leading into:-

Hallway

With staircase rising to the first floor.



Lounge

14'8" x 13'4"

Having a multi-fuel stove set into the chimney breast with a stone hearth and lintel over. A pair of French doors open out to the front garden and provide those far reaching views. This room is laid with oak effect flooring.



Dining Room

18'2" (max) x 8'8"

A very nice room perfect for entertaining family and guests. It has 2 windows to the side looking out over the garden, and a pair of French doors offering views to the front. This is also laid with oak effect flooring.

Utility

4'9" x 3'8"

Accessed at the rear of the dining room is this utility area which has a small window to the rear and plumbing for a washing machine.



Breakfast Kitchen

17'9" x 7'1"

Fitted with a range of natural wood fronted wall, drawer and base units with ample work surfaces which incorporate a stainless steel circular sink and drainer. Appliances include a range cooker with extractor hood over, dishwasher, and fridge/freezer. There are tiled splashbacks, tiled floor, window to the rear, and a fixed breakfast bar which will comfortably seat 3 or 4.

FIRST FLOOR



Landing

Giving access to all the first floor accommodation and a pull down loft ladder takes you up to a boarded and carpeted attic room currently used as a games/hobby room.



Bedroom 1

13'5" x 8'8"

A double bedroom with windows and views to two elevations.



En Suite Shower Room

6'4" x 4'10"

Fitted with a white suite comprising a low flush w.c., small wash basin with cupboard beneath, and a large open showering area with dual head shower over. There is a ladder style radiator/towel warmer, frosted window to the rear, tiled walls, extractor fan, and wood effect flooring.



Bedroom 2

12'11" x 10'6"

Another double bedroom enjoying those far-reaching views to the front.



Bedroom 3

11'5" (max) x 7'11"

Currently used as a dressing room, this double bedroom has views over the rear garden, and is finished with wood effect flooring.



Bedroom 4

9'10" x 7'2"

A good-sized single bedroom with views to the front, and access to a bulk head storage cupboard.



Bathroom

8'5" x 4'2"

Fitted with a white suite comprising a corner bath with telephone style mixer taps, wash basin with cupboard beneath, and a low flush w.c. There are tiled walls, tiled floor, extractor fan, and a ladder style radiator/towel warmer.



Aerial View





Outside

There is parking in the bay and also up the drive leading up to the front of the house. Once at the front of the cottage, you will find a decked sitting area from where you can sit and enjoy the south facing panorama with steps down onto a flat lawn. There are sizeable gardens to the side and rear of the house comprising lawns, trees, shrubs, and various sitting areas. A gate within the boundary at the top of the rear garden, gives pedestrian access out over the adjoining property's garden and out onto Simon Green Road.

Viewing

By appointment with Wm. Sykes & Son.

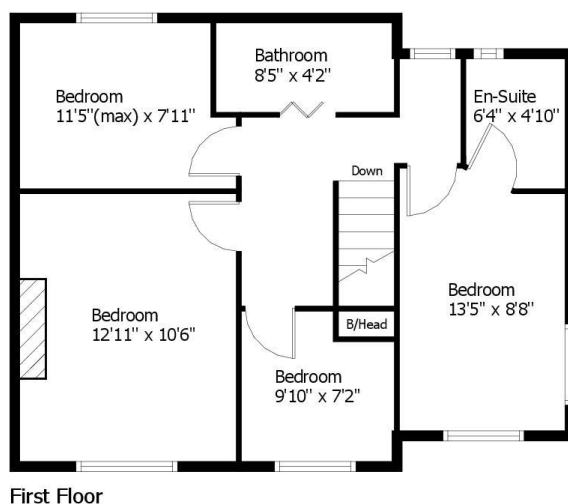
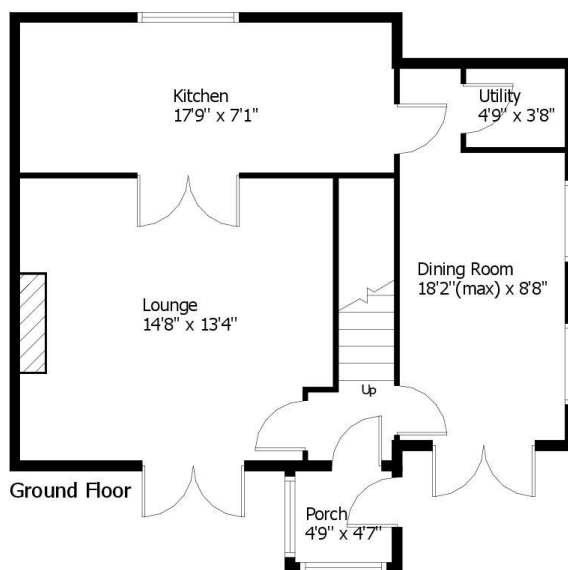
Location

From Bolster Moor Farm Shop, proceed to the bottom of the road. Turn right at the side of the nursery onto Slades Road and as the road bends to the right, go straight ahead onto Sunny Bank Road and follow the road and then track down until you see the sign on the right for Dyke End. No.39 is the first cottage you come to.

Additional Information

- Council Tax – Band B (£1,629.89 2023/24)
- Tenure – Freehold
- Utilities:-
 - Water – mains
 - Drainage – mains
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating and a multi-fuel stove in the lounge.
 - Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows there is a broadband service in this area (including ‘Superfast’) and mobile coverage at the property is offered by several providers.

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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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