



## 10 Chapelgate, Scholes

This unique and individual detached cottage enjoys a pleasant position adjacent to the village cricket club. It offers spacious accommodation excellent potential to renovate whilst retaining the original character features. The accommodation comprises: entrance porch, lounge, living / dining room, kitchen, rear hall, landing, 3 bedrooms and bathroom. It features double glazed windows (mostly wooden framed) and gas central heating, but would benefit from a scheme of further modernisation. Externally, there is a pleasant enclosed garden to the front of the house and a detached stone built garage. There are no gardens to the side or rear of the cottage. For sale with no vendor chain.

### Holmfirth

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

[wmsykes.co.uk](http://wmsykes.co.uk)

### Slaithwaite

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



**Accommodation:**

**GROUND FLOOR**



**Entrance Porch**

With wooden entrance door and windows to either side.

**Lounge**

With window to the front, chimney breast with fitted gas fire, central heating radiator.

**14'3" x 12'3"**



**Kitchen**



**Living / Dining** 14'5" x 13'11"

With 2 windows to the front, chimney breast with feature fireplace, gas fire and back central heating boiler, central heating radiator. A door gives access to a built in cupboard above where part of the original stone staircase is located.



**Rear Hall** 12'3" x 6'2"

With staircase leading to the first floor and window to the rear.

## FIRST FLOOR

### Landing

With window to the rear and built in storage cupboard.



**Kitchen** 11'11" x 6'4"

With stainless steel sink unit, fitted base units and wall cupboards, recessed cupboard under the former staircase, window to the rear and central heating radiator.



**Bedroom 1** 13'11" x 13'

A large double bedroom with 2 windows to the front and central heating radiator.





**Bedroom 2** **11'8" x 11'8"**

Another double bedroom with 2 windows to the front and central heating radiator.



**Bedroom 3** **10'7" x 8"**

With 2 windows to the rear and central heating radiator.



**Bathroom** **9'2" x 4'11"**

With low flush wc, pedestal washbasin, bath, built in cupboard over the staircase bulkhead, window to the rear and central heating radiator.

## OUTSIDE



The garden area sits to the front of the house and features a lawn, concrete seating area and well stocked border. It is enclosed by a dry stone wall.





#### Note

There are no gardens to the side or rear of the cottage. Our client is retaining the land to the side which is currently registered to the cottage as they live nearby and use it as their garden.

#### Additional information

The property is Freehold. Energy rating 43 (Band E). Council tax band D. Our online checks show that Superfast Fibre Broadband (Fibre to the Cabinet FTTC) is available and mobile coverage at the property is limited.

#### Further Note

In keeping with good estate agency practice, we inform all potential buyers that the owner of the property is a relative of the partners of Wm Sykes & Son.



#### Garage 18'1" x 8'10"

A stone built detached single garage with up and over door to the front, window and door to the side, water point.

#### Parking

We understand that our clients parked in the garage and on the lane in front of the house. The lane is unregistered and not included within our client's title. Further parking is available on Chapelgate.

#### Viewing

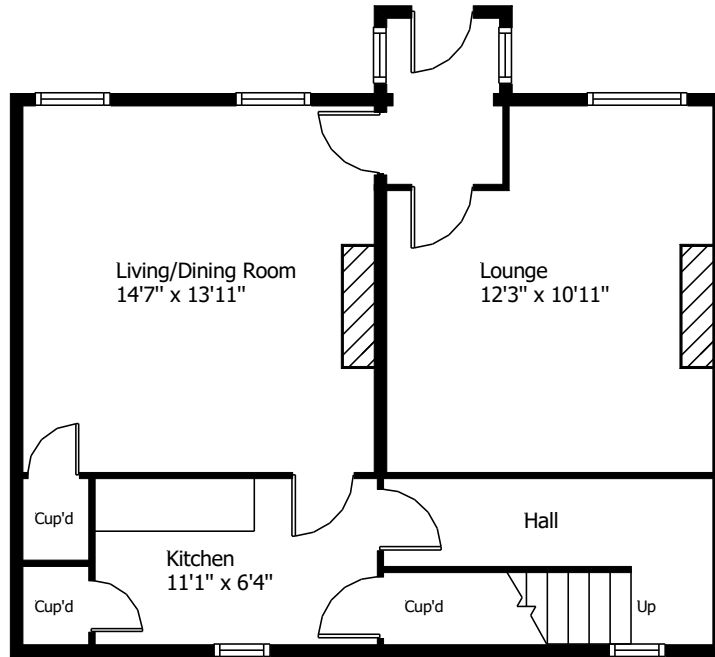
By appointment with Wm Sykes & Son.



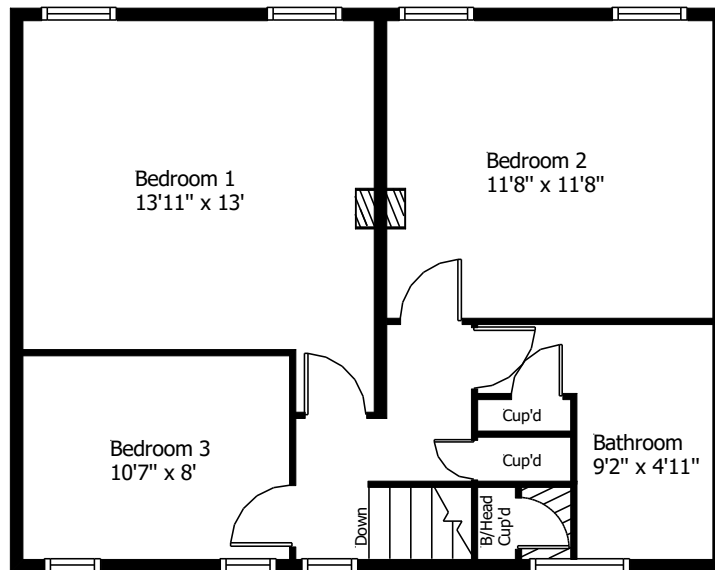
#### Location

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.

10 Chapelgate, Scholes



Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.  
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