



## 16 Grand Stand, Scapegoat Hill

This most attractive stone built detached cottage occupies a superb position on the highly sought after 'Grand Stand', so named for its enjoyment of outstanding panoramic views. The cottage is full of character and charm and provides a comfortable retreat from the hustle and bustle of everyday life. It briefly comprises entrance lobby, living room, kitchen, cellar, first floor landing, bathroom, 3 bedrooms, 2 having stunning views to the front, whilst the other is accessed over a space ideal to be used as a home office. Externally, there is a paved seating area along the front of the cottage which is nicely enclosed by painted timber fencing, tiered decked terraces to the side, access to an outhouse, and further space to the rear. Scapegoat Hill is a highly sought after rural village with beautiful surrounding countryside, a well-regarded country pub, is within a short drive, or fair walk, to the well-regarded Bolster Moor Farm Shop, and Junctions 23 & 24 of the M62 are only a short drive away.

### Holmfirth

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## Accommodation:

### GROUND FLOOR

The front entrance door leads into:-

#### Entrance Lobby

With stone flagged floor, exposed stone feature walls, and wall mounted coat hooks.



#### Lounge

17'2" x 16'9"

The main focal point of this sizable room is the multi-fuel stove on stone hearth set into the exposed stonework chimney breast. The window to the front has stone sills, lintel and reveals, and provides superb views to the front. A staircase rises to the first floor with an exposed stone wall alongside. There is access from the lounge to a small cellar and the Baxi boiler is located at the cellar head.



### **Kitchen** **13'5" x 6'0"**

Fitted with natural wood wall, drawer and base units having worksurfaces over which incorporate a corner twin bowl and drainer stainless steel sink. There is a 4-ring gas hob with extractor hood over, electric oven, space and plumbing for a washing machine, space for a fridge/freezer, tiled splashbacks, tiled floor, and stone mullioned window to the side with stone sill.

### **FIRST FLOOR**



### **Landing** With loft access.



### Bedroom 1 **8'8" x 10'6"**

Having stone mullioned windows offering superb panoramic views to the front.



### Bedroom 2 **8'5" x 9'6"**

This bedroom also has stone mullioned windows and views to the front, as well as a bulkhead cupboard.



### Bathroom **8'9" x 5'9"**

Fitted with a modern white suite comprising low flush w.c., wash basin with cupboard beneath, and panelled bath with water fall tap, pull out handheld shower hose, and large shower head above. There is an LG TV recessed in the wall at the foot of the bath which is remote controlled. The bathroom also has tiled walls, around the bath/showering area, inset ceiling spotlights, extractor fan, tile effect flooring, and a ladder style radiator/towel warmer.

3 Steps rise up from the landing into:-

# 16 Grand Stand, Scapegoat Hill, Huddersfield, HD7 4NQ

## Study/Dressing Area

4'7" x 6'2"

With frosted window to the rear. A door then gives access through to Bedroom 3.



## Bedroom 3

8'9" x 6'3"

A good-sized single bedroom with stone mullioned window and sill to the side.



## OUTSIDE

Externally, there is a paved seating area along the front of the cottage which is now enclosed by painted timber fencing, tiered decked terraces to the side, access to an outhouse, and further space to the rear.

## Viewing

By appointment with Wm Sykes & Son.

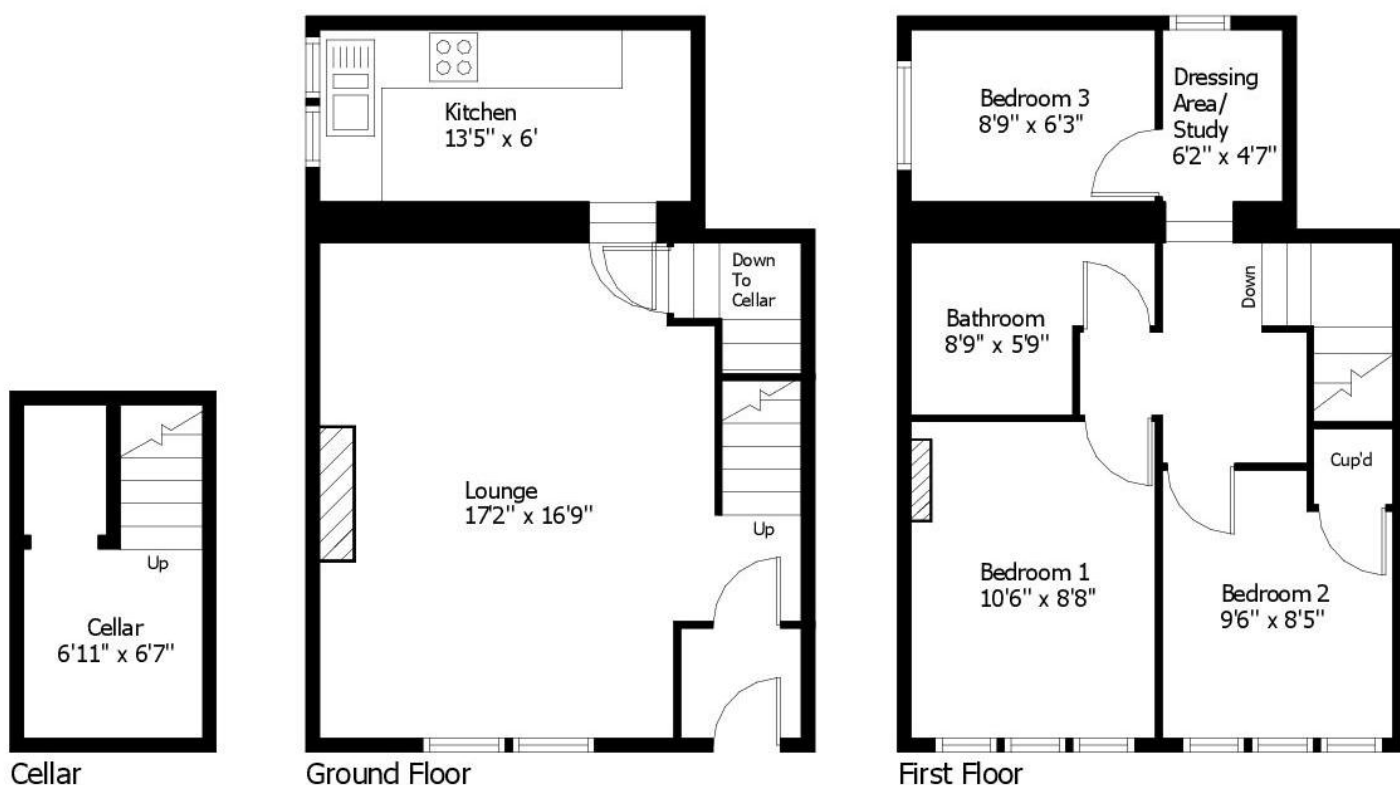
## Location

From junction 23 of the M62 Motorway take the A640 New Hey Road through Outlane and out towards Rochdale. After approximately 1 mile turn left and head over the motorway onto Round Ings Road. Continue along here then take the second left onto School Lane, passing the school. At the junction, turn left onto High Street, and then look out for the Liberal Club car park on the right – park here and then walk across to Grand Stand where the property will shortly be found on the left.

## Additional Information

- Council Tax – Band B (£1,798.35 2025/26)
- Energy Rating 56 (Band D)
- Tenure – Freehold
- Utilities:-
  1. Water – mains
  2. Drainage - mains
  3. Gas – mains
  4. Heating – gas fired central heating and a multi fuel stove in the lounge.
  5. Electricity – mains
  6. Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows a ‘standard’ broadband service is available in this area and mobile coverage at the property is offered by several providers.

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