



CORN BANK
HOUSE

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CORN BANK HOUSE

CORN BANK ~ NETHERTON ~ HUDDERSFIELD ~ HD4 7DR

OFFERS REGION

£699,950

This imposing Victorian stone built semi-detached property occupies a generous plot and is situated in a much sought after location on the edge of Netherton balancing beautiful countryside with access to local amenities. It offers spacious 4 bedroom accommodation, full of traditional character features and must be viewed internally to be fully appreciated.

- Substantial Victorian semi-detached
- Much sought after village location
- Oak panelled porch and spacious hall
- 2 reception rooms and dining kitchen
- Large landing and 4 double bedrooms
- Many traditional character features
- Mature gardens, parking and garage
- Tenure: Freehold, Energy rating 49 (Band E), Council tax band F

About Corn Bank House

The property is originally believed to date back to the 1860s and was an addition to the original section of the building which sits next door with the works commissioned by a prominent local solicitor of the time – our clients still hold copies of the original specifications and drawings which can be passed on to the next owner.

It was subsequently split into 2 dwellings with the wonderful entrance porch which graces the side of the building transferred to this section. Our clients have owned the property since 1990 and enjoyed it as a family home but are now looking to downsize.

During their ownership, a number of major works have been carried out including turning the roof slates and underfelting (1991), re-wiring in 2007 (re-certified in 2017), and combining the kitchen and dining room (2007). Various external works have been carried out to the grounds along with routine maintenance jobs.

The property is entered via a wonderful entrance porch at the side which features oak panelling to the walls and double doors with panelled surround set within a carved stone archway. This leads into the spacious entrance hall with stairs to the first floor. There are 2 large reception rooms to the front of the building and the dining kitchen sits at the rear. This features a good range of fitted units, Aga range style cooker, bay window to the rear and a recessed pantry area. Also on this floor there is downstairs wc / cloakroom. The cellar is accessed via stairs from the kitchen.

On the first floor you will find a large landing area with a study area at one end and windows to the side overlooking the gardens. There are 4 good sized bedrooms on this floor. One has it's own en-suite whilst the other three are served by the house bathroom.



The property is well maintained and presented with a gas fired central heating system with modern condensing boiler, partial uPVC double glazing and modern fixtures and fittings alongside the more traditional features which include high coved ceilings. We anticipate that buyers may wish to carry out further updating to their own tastes.

Externally, the property is accessed via remote control wrought iron gates which are mounted upon stone pillars. This leads to a generous tarmac parking area at the side of the building with access into the detached double garage. There is a mature lawned garden area in front of the building and a

further garden to the upper side of the driveway which is again lawned with a Cedarwood home office / garden room and an additional vegetable garden. At the rear of the house there are various useful stone built outbuildings.

Netherton is a popular village location set approximately 4 miles from the centre of Huddersfield. It is served by a number of small shops, pubs and other local amenities along Huddersfield Road. Hinchliffes Farm shop is located on the edge of the village with its adjoining restaurant The Rusty Bull. It also has 2 junior schools and a football club.



Accommodation:

GROUND FLOOR



Entrance Porch 9'2" x 5'8"

A spacious entrance porch built onto the side of the house featuring a wooden entrance door with windows to either side, quarry tiled floor, oak panelling to the walls, feature carved stone arch with wooden double doors and panelling opening into the hall.



Dining Room 18'4" x 13'9"

A large reception room with mullioned windows to the front enjoying the pleasant aspect over the front garden, wooden parquet flooring, high coved ceiling, recessed fireplace with cast iron fireplace, recessed storage to either side and a cast iron column radiator.



Hallway
35' x 7'11" overall

A spacious hallway with wooden floorboards, staircase to the first floor and 2 central heating radiators.



Lounge 18'4" x 14'10"

Another good sized reception room with mullioned windows to the front, high coved ceiling, chimney breast with feature fireplace, column radiator.



Cloakroom / WC 12'8" x 4'4"
With traditional low flush wc and washbasin, windows to the side and rear, central heating boiler.

Dining Kitchen 26'2" x 12'8"
A large open plan living / dining kitchen which features a bay window and additional windows to the rear, solid oak flooring and a wooden stable door to the rear. It features a traditional Aga range cooker and an excellent range of shaker style base units and wall cupboards with composite worksurfaces, with inset sink and mixer tap, dishwasher and recessed refrigerator. There is a recessed pantry store and additional storage beneath the stairs. A door and further staircase leads to the cellar.

Cellar 12'6" x 10'10"
With stone table, plumbing for washing machine, electric light and power supply, built in storage cupboard and an additional coal cellar.



Dining Kitchen

FIRST FLOOR



Landing 22'9" x 7'11"
A large open landing area with high coved ceiling, 2 column radiators and windows to the side. The far end of the landing is used as a study area.



Bedroom 1 18'5" x 14'5"
A double bedroom with mullioned windows to the front, chimney breast with built in cupboards to either side, high partly angled ceiling with coving, column radiator and pedestal washbasin.



Bedroom 2 18'6" x 14'5" overall
Another double bedroom with en-suite shower room, mullioned windows to the front, high partially angled ceiling with coving, chimney breast with feature brickwork fireplace and column radiator.



En-suite 5'9" x 4'4"

With low flush wc, washbasin and shower enclosure, tiled floor, partly tiled walls, heated towel rail and extractor.



Bedroom 4 12'5" x 9'9"

With windows to the rear, high part angled ceiling with coving, 2 sets of recessed storage, wall hung washbasin and central heating radiator.



Bedroom 3 14'8" x 12'4"

Again, a double bedroom with 2 windows to the rear, angled ceiling with feature coving, fitted wardrobes, recessed cupboard to one side of the chimney breast, pedestal washbasin and column radiator.



Bathroom 12'5" x 5'10" overall

A large house bathroom with high flush wc, pedestal washbasin, bath with shower over, built in airing cupboard, obscure glazed window to the rear, heated towel rail / column radiator and additional radiator.



OUTSIDE

The property is accessed via remote control wrought iron gates mounted upon stone pillars. They lead to a generous garden driveway parking area at the side of the building and access to the garage. At the rear of the building there is a pathway and a range of useful outbuildings, outside wc and oil tank.

Gardens

There is a lawned garden in front of the house with mature borders and trees. To the upper side of the driveway is a further lawned garden with mature borders and an additional vegetable plot. A cedarwood home office / summerhouse with insulation and power supply sits in the side garden.





Garage 20'7" x 17'10"

A double garage with folding sectional doors, window and door to the side, electric light and power supply.



Aerial

Additional Information

The property is Freehold, Energy rating 49 (Band E), Council tax band F

Our online checks show that Full Fibre broadband is available in the area and mobile coverage is predicted to be good outdoors.

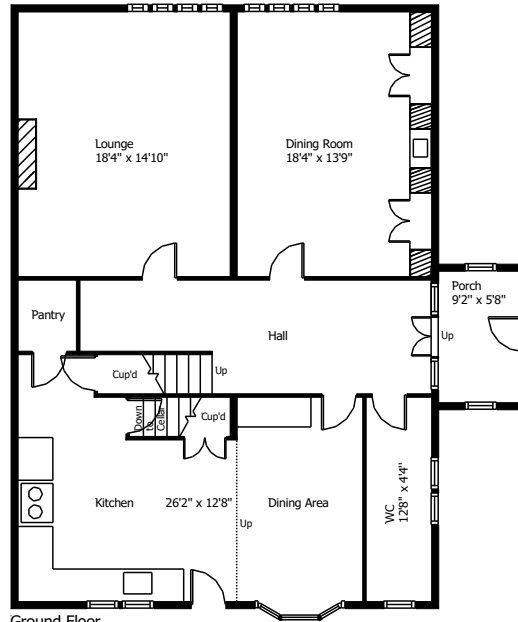
Viewing

By appointment with Wm Sykes & Son.

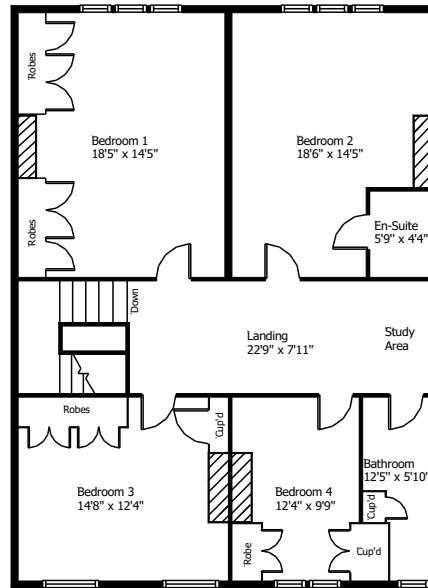
Directions

Follow the B6108 Meltham Road into the centre of Netherton, then turn onto Moor Lane. Take the first right onto Netherton Fold, then left onto Corn Bank. The property will be found on the left hand side.

Corn Bank House, Corn Bank, Netherton



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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