



67 Towngate, Hepworth

This superb double fronted cottage occupies a pleasant setting within the village conservation area and offers well-presented accommodation which must be viewed internally to be fully appreciated. It features a wealth of character features including exposed stonework and timbers, complimented by good quality modern fittings. The accommodation comprises: entrance hall, lounge, dining kitchen, large cellar, landing, 2 double bedrooms and a house bathroom. It also has the benefit of sash style double glazed windows and a gas central heating system. Externally, there is a pleasant cottage garden area in front of the cottage, but no rear garden as it is attached to the neighbouring property at the rear. For sale with no vendor chain.

Holmfirth

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

wmsykes.co.uk

Slaithwaite

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

Accommodation:

GROUND FLOOR

Entrance Hall

Featuring a uPVC stable door to the front with wooden lintel over, tiled floor, staircase to the first floor and inset spotlights to the ceiling.



Lounge

A good sized living room with window to the front, chimney breast with stone fireplace and Dunsley multi fuel stove, wooden flooring, beams to the ceiling and column central heating radiator.

14'5" x 11'



Dining Kitchen

The kitchen is also of good proportions and features beams to the ceiling and an exposed stone chimney breast with gas fired Aga range cooker, tiled floor, window to the front and radiator. It is fitted with base units and wall cupboards with wooden worksurfaces and ceramic sink unit with mixer tap.



14'10" x 11'1"

CELLAR

Stone stairs from the kitchen lead down to the cellar which features a stone vaulted ceiling, storage niches and a central heating boiler.

11'10" x 7'3"

FIRST FLOOR



Landing

With part panelled walls, high angled ceiling and central heating radiator.



Bedroom 1



Bedroom 1

14'10" x 11'6"

A large double bedroom with window to the front, high angled ceiling, fitted 4 door wardrobes and column radiator.



Bedroom 2

14'3" x 8'3" (5'5" min)

Another double bedroom with 2 windows to the front, exposed wooden floorboards, part exposed roof truss, storage area above the staircase bulkhead and column radiator. There is a bespoke built in desk unit which can remain in the property if required by the next owner.



Bathroom

8' x 6'5"

With high flush wc, pedestal washbasin, free standing roll top bath with mixer showerhead, shower enclosure, partly tiled walls, tiled floor, obscure glazed window to the side, high angled ceiling and heated towel rail.



OUTSIDE

There is a pleasant cottage garden in front of the property with stone paving and planted border. Note that the attached property has access along the path beyond the garden.



OUTSIDE

Parking

Note that this property does not have off street parking but unallocated on street parking is available.

Conservation Area

The property sits with the Hepworth village Conservation Area.

Additional Information

The property is Freehold; Energy rating 71 (Band C); Council tax band C.

Our online checks show that Ultrafast fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

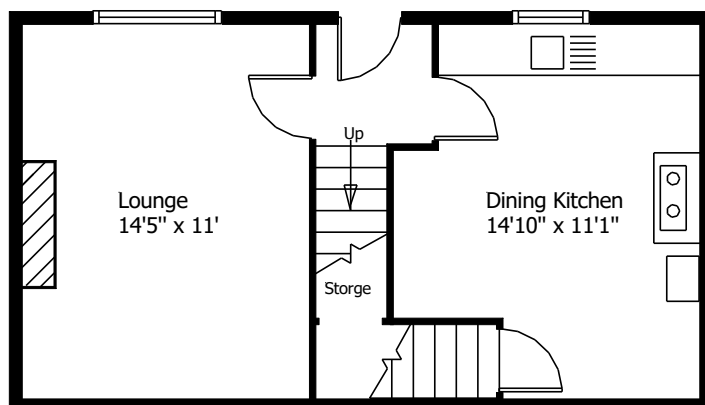
Viewing

By appointment with Wm Sykes & Son.

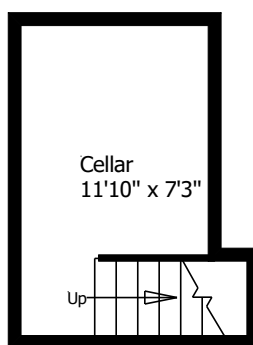
Location

Head into Hepworth up Butt Lane, then turn left onto Towngate passing the Butchers Arms and through the village centre. Continue along this road and the property will be found on the left, just before Far Lane.

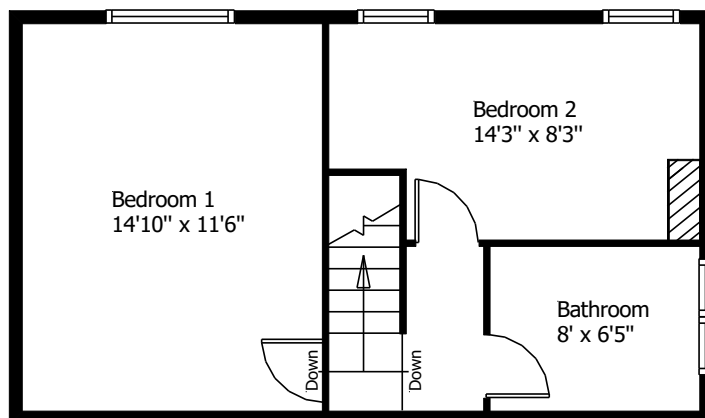
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Ground Floor



Cellar



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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