



Inglenook Cottage, 68 High Street, Scapegoat Hill

This beautiful stone-built through-by-light cottage is immaculately presented throughout and offers an abundance of character and charm, showcasing a wealth of period features including exposed stone chimney breast, original beams and roof timbers. These attractive features are perfectly complemented by modern additions such as gas-fired central heating, double glazing, a gas-fired stove, attractive natural wood internal doors, and a well-appointed kitchen and bathroom suite. The ground floor offers well-designed open-plan accommodation comprising an entrance area, kitchen and living room, creating a welcoming and sociable living space. To the first floor are two bedrooms and a stylish bathroom. Externally, the property benefits from a charming garden area to the front, laid with slate chippings and providing an ideal spot for outdoor seating, potted plants and enjoying the surroundings. Scapegoat Hill is a highly sought-after rural village surrounded by beautiful countryside and offers an enviable semi-rural lifestyle. The village is home to a well-regarded country pub and is within easy reach of the popular Bolster Moor Farm Shop. Excellent transport links are also close at hand, with Junctions 23 and 24 of the M62 only a short drive away, providing convenient access to neighbouring towns and cities.

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Accommodation:

GROUND FLOOR

The oak entrance door, with weather canopy over, opens to:-



Entrance Lobby

Having wall mounted coat pegs, and a fitted 'pew' style seat with lift up seat allowing shoe storage beneath. The polished flagged floor continues through into:-



Kitchen Area

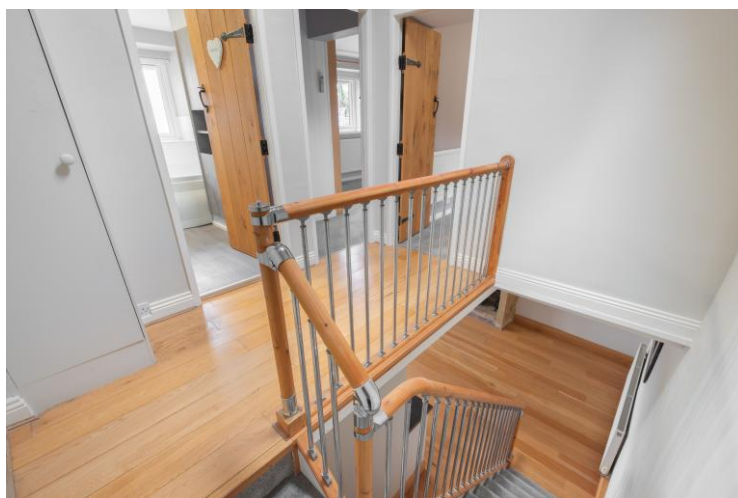
Fitted with a range of wall and base units which worksurfaces over which incorporate a circular stainless steel sink with mixer tap and a matching circular drainer. There is a 4-ring gas hob with extractor hood over, electric oven, integral washing machine, fridge and freezer.



Living Area

A lovely space which is laid with oak flooring and has mullioned windows to the front offering great views and has a fitted window seat beneath, a gas stove set into the exposed stone chimney breast with stone hearth and a timber mantel over, beams, and a staircase rises to the first floor with a useful storage cupboard beneath.

FIRST FLOOR



Landing

With a continuation of the natural wood handrail and metal balustrading coming up the staircase and across the landing. It is open to the roof pitch so displays beams and has a Velux roof window with remote controlled opening, laid with oak flooring, and has access to storage cupboards.



Bedroom 1

8'8" x 8'3"

A double bedroom with superb far reaching views to the front. There is a built in wardrobe with sliding doors giving access to shelving, drawers, and hanging rail. This bedroom is open to the pitch of the roof and so has exposed beams and access to a high level cupboard.



Bedroom 2

10'1" x 8'4"

This double bedroom has a window to the rear, and high level storage.

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Bathroom

8'4" x 7'1"

Fitted with a white suite comprising a corner bath with mixer tap, corner low flush w.c., pedestal wash basin, and a corner shower cubicle with dual head mains fed shower over. There are part tiled walls, wood effect flooring, a frosted window to the front, ladder style radiator/towel warmer, and storage cupboards and shelving.

OUTSIDE

Immediately in front of the cottage is a small garden area which is laid with slate chippings and the boundary wall is topped with a flower bed.

Viewing

By appointment with Wm Sykes & Son.

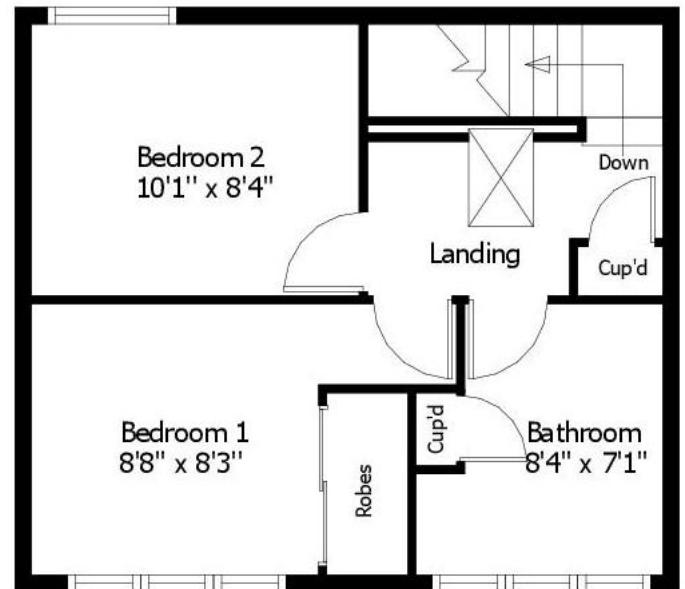
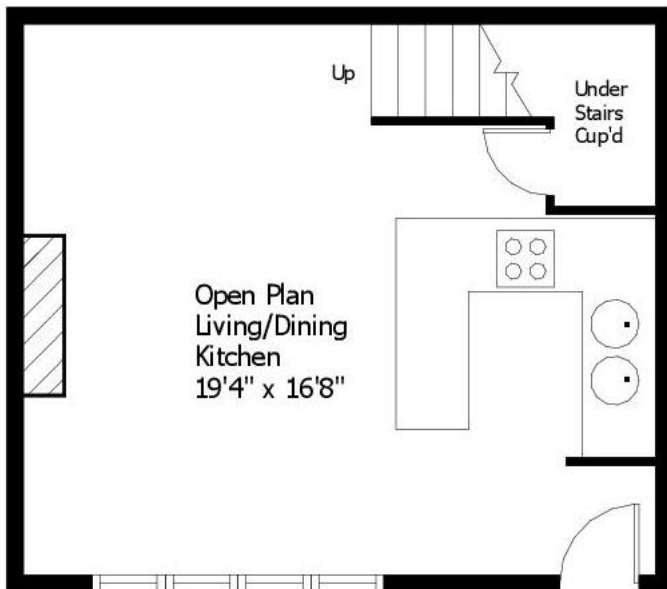
Location

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, where the property will be found on the left opposite the car park.

Additional Information

- Council Tax – Band B
- Energy Rating 67 (Band D)
- Tenure – Freehold
- Utilities:-
 1. Water – mains
 2. Drainage - mains
 3. Gas – mains
 4. Heating – gas fired central heating and a gas fired stove in the lounge.
 5. Electricity – mains
 6. Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a range of broadband services, including 'Ultrafast', are available in this area and mobile coverage at the property is offered by several providers.

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