



Rose Cottage, 36 Town Road, Kirkheaton

Occupying a delightful tucked-away position with an attractive open aspect to the front, this charming character cottage is ideally located within easy reach of all village amenities. Beautifully refurbished throughout by the current owners, the property seamlessly blends its original character and period features with high-quality contemporary fittings and finishes. The well-presented accommodation comprises an entrance hall, a spacious lounge featuring a multi-fuel-burning stove, an impressive dining kitchen, utility room, downstairs WC, and a useful vaulted cellar. To the first floor, there are three bedrooms, a family bathroom, and an en-suite shower room. The property further benefits from a gas central heating system, intruder alarm and uPVC double-glazed windows throughout. Externally, there is an attractive enclosed front garden with a lawn, well-stocked borders, and seating areas, providing a wonderful space to relax and enjoy the surroundings. In addition, the property offers a double-parking area and a useful stone-built outbuilding. The property is well placed for access to the village schools and amenities, as well as access to the M1 and M62 motorway network.

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Accommodation:

GROUND FLOOR

Entrance Hall

With wooden entrance door to the front, staircase to the first floor, tiled floor, beam to the ceiling and central heating radiator.



Lounge **16'5" x 15' overall**

A large living room featuring an exposed stone chimney breast and hearth with multi-fuel stove, beams to the ceiling, mullioned windows to the front with window seat and central heating radiator.



Dining Kitchen



Utility

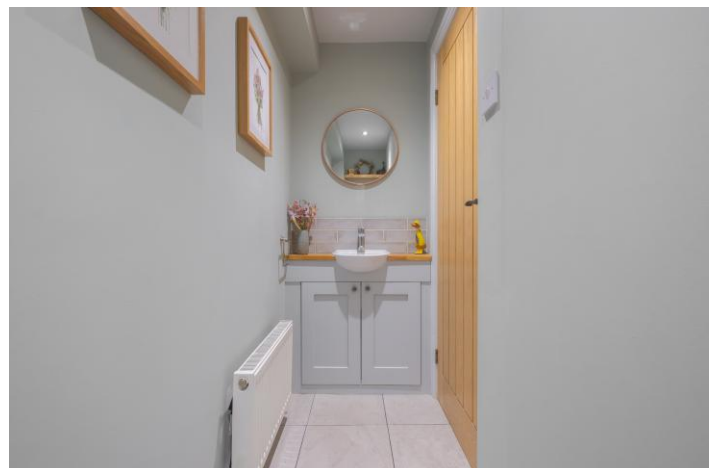
5'1" x 4'6"

With window to the front, plumbing for washing machine and wooden worktop.



Dining Kitchen **17'11" x 16'6" overall**

The kitchen is also of excellent proportions and features good range of fitted base units and wall cupboards with solid wooden worksurfaces, twin ceramic sink with mixer tap, integrated dishwasher, microwave and a matching island unit. The Rangemaster cooker and American style fridge freezer are available by separate negotiation. There are beams to the ceiling, windows to the front with exposed mullion, tiled flooring, central heating boiler and radiator.



Downstairs WC

9' x 2'7"

With low flush wc, vanity washbasin, tiled floor, central heating radiator and extractor. A door leads down to the cellar.

Cellar

9'5" x 8'5"

With vaulted ceiling.

FIRST FLOOR

Landing

With window to the rear and central heating radiator.



Bedroom 1 18'2" x 9'9"

A double bedroom with 2 windows to the front enjoying the charming aspect, good range of fitted wardrobes, dressing table, beams and spotlights to the ceiling, central heating radiator.



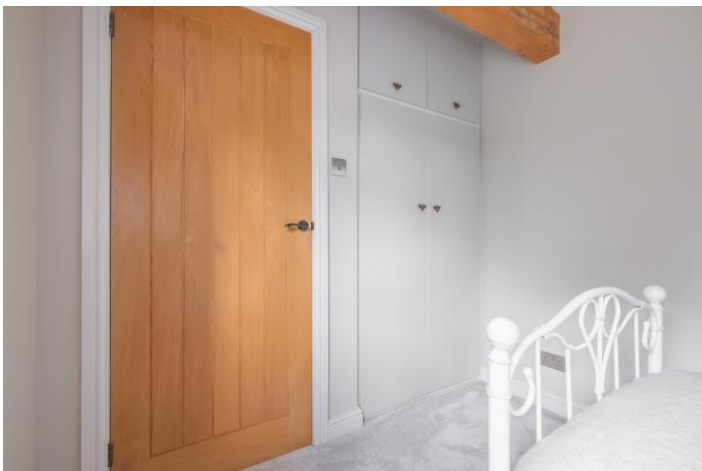
En-suite 6'3" x 7'8" overall

With washbasin and wc within a combined vanity unit, shower enclosure, window to the rear and heated towel rail.



Bedroom 2 12'6" x 8'7"

Another double bedroom with 2 windows to the front, recessed fitted wardrobes, built in cupboard over the staircase bulkhead, beam to the ceiling, central heating radiator.



Bedroom 3 9'10" x 7'4"
A smaller double bedroom with window to the rear, recessed wardrobe and central heating radiator.



Bathroom 7'8" x 6'2" overall
With low flush wc and washbasin housed in a vanity unit, bath with shower over, window to the rear, inset spotlights to the ceiling, extractor and heated towel rail.

OUTSIDE
The property enjoys a beautifully maintained enclosed front garden with a lawn, mature well-stocked borders, and two stone-paved patio areas with space for outside furniture. Beyond the garden, a private driveway provides side-by-side parking for two vehicles and leads to a stone-built outbuilding. There is also a custom-built log and coal store and outside water tap.



Note

There is no garden at the rear as there is another house directly behind. As a result, the property is “blind backed” downstairs with no windows or doors. There are windows to the rear elevation upstairs, however.

Additional Information

The property is Freehold. Energy rating 77 (Band C), Council tax band B.

Our online checks show the Fibre to the Premises (FTTP) is available at the postcode and mobile coverage is good outdoor and variable in-door with a range of suppliers.

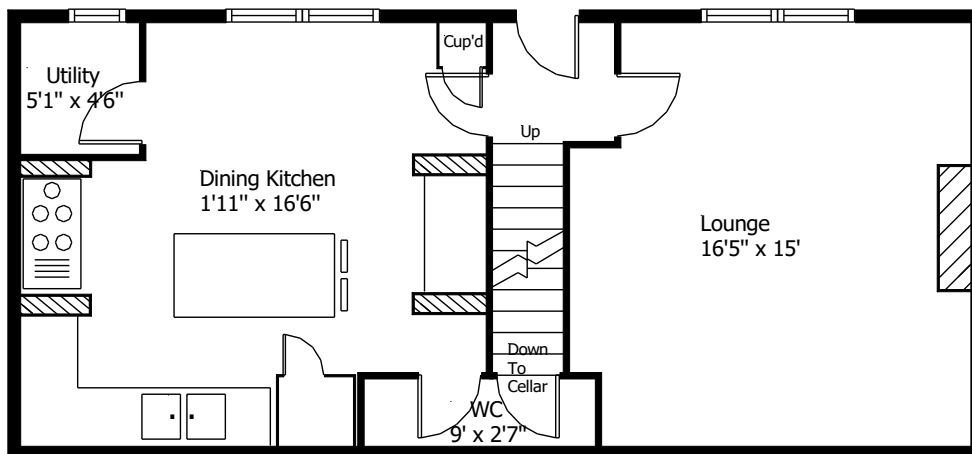
Viewing

By appointment with Wm Sykes & Son.

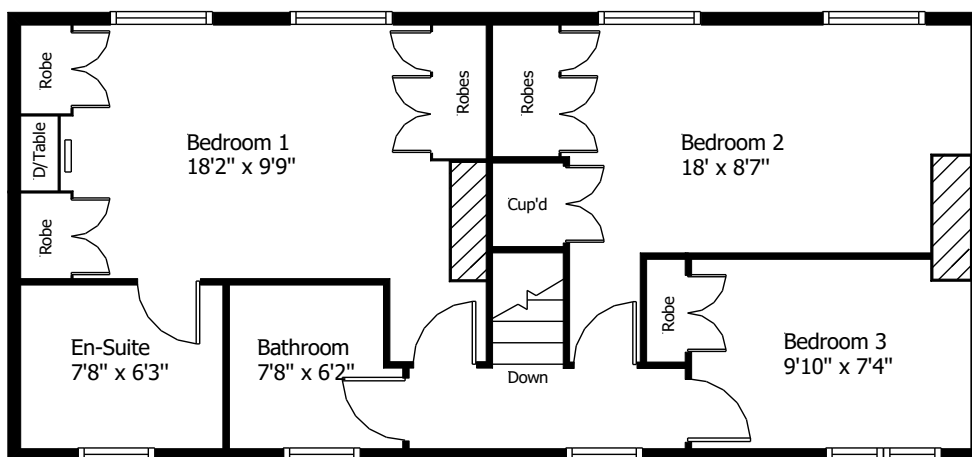
Location

Heading up Town Road from the centre of the village there is a small unmade lane on the right hand side called South View. The property will be found here on the right hand side.

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Ground Floor



First Floor

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