Wm Sykes & SON EST. 1866

Offers in the region of

£225,000



42 Ford Gate, Holmbridge

A beautifully refurbished two-bedroom mid terraced stone cottage in a much-admired location overlooking the river Holme and boasting gardens to the front and rear. Internal inspection is highly recommended to fully appreciate the standard of the finished and appealing accommodation on offer. The property offers an entrance lobby, lounge, kitchen, first floor landing with storage, two bedrooms, bathroom and rear access door to a raised cottage style garden. Offered for sale with no upper chain, gas fired central heating, double-glazed windows and doors, an array of integral appliances in the kitchen and a welcoming home ready to move in to. The cottage is located a little over a mile from Holmfirth's vibrant and hugely popular centre with open countryside and appealing walks nearby. Viewing is a must.

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 Lobby

Access is gained via a double-glazed door into this useful lobby area which is the start of the timber style herringbone flooring which runs throughout the ground floor. From here is a part glazed timber door giving access through to the lounge.







Lounge

16' 3" x 13' 5" overall max

This appealing room boasts an electric living flame effect stove sat within a fire surround with a timber mantle. The double-glazed window to the front gives a charming outlook across the garden, river below and neighbouring gardens and beyond. The room has a period style central heating radiator, exposed beams and inset spotlights to the ceiling, and a Votez airflow system to the front. Here an open archway gives access through to the kitchen.







Kitchen

13’ 5” x 5’ 5”

This high specification kitchen comprises of units to the high and low level with onyx worksurfaces. There is a ceramic style sink unit with mixer tap over, integral dishwasher, washing machine, fridge freezer and electric oven and Lamona electric hob with filtration hood over. There is a wall mounted high-level central heating radiator and useful under stairs storage pantry style cupboard.

FIRST FLOOR





Landing

With glass panelling to the side as you come up the stairs, the first-floor landing is home to the loft access point, period style central heating radiator, double-glazed rear access door. From within the first-floor landing, there is a good-sized bulkhead storage cupboard which houses the property's gas fired central heating boiler and an additional storage cupboard to the side.



Bedroom 1



Bedroom 1 **12' 4" x 8' 2"**

This double bedroom has a front aspect which enjoys appealing views over gardens, river to the front and hills beyond. The room has a period style central heating radiator and built-in wardrobes to the rear.





Bedroom 2 **7' 10" x 7' 9"**

The bedroom is at the rear and has an outlook via a double-glazed window over the property's rear garden, a period style central heating radiator and inset spotlights to the ceiling.





Bathroom **7' 5" x 5' 4" max**

Comprising of a three-piece suite in white including a low-level flush WC, pedestal hand wash basin and open fronted walk-in shower cubicle. There is a towel rail style central heating radiator and an obscure double-glazed window to the front.

OUTSIDE



Outside Rear



Outside Rear

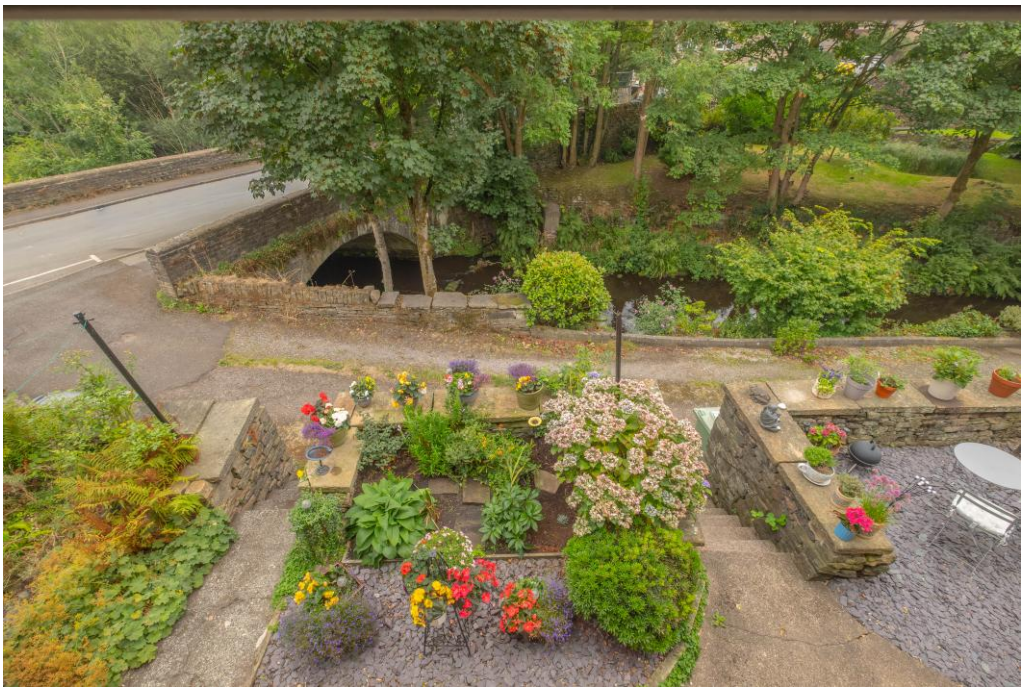
To the rear, there is a shared pathway, and then stone steps give access through to the property's compact rear garden, which has gravel areas, inset planters, a degree of established planting and steps rise to the road above.





Outside Front

Immediately to the front of the property, is another garden area with a high degree of established planting and a particularly appealing outlook and setting. We are informed there is also shared use of a stone shed, which we believe was the old external WC and could be used for garden storage. Please note that this ownership is not verified on the Title plans.



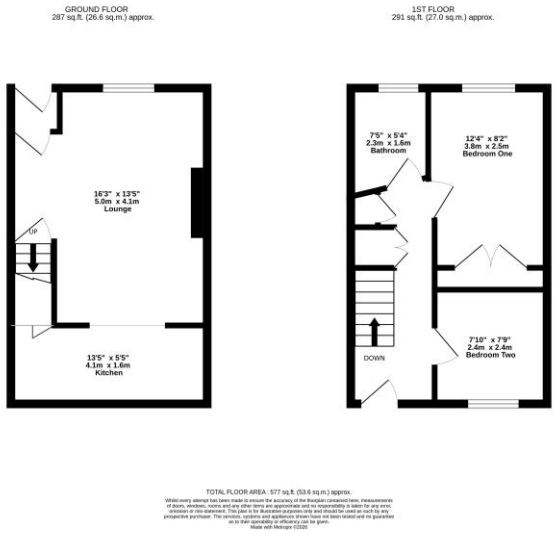
Conservation Area
The property sits within a conservation area.

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

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

Viewing
By appointment with Wm. Sykes & Son.

Directions
Leaving Holmfirth centre on the Woodhead Road for approximately one mile and shortly after the Stumble Inn public house on the right turn left down Ford Gate. No. 42 is on the right before the bridge.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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