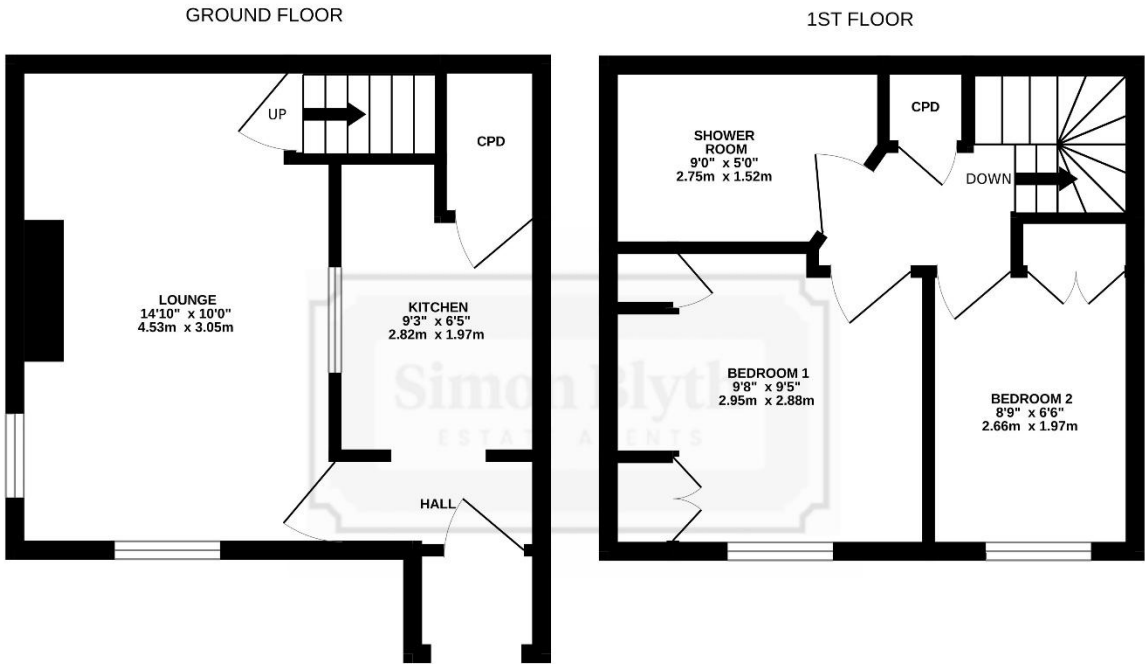




HILL VIEW, BROKEN CROSS, HUDDERSFIELD, HD5 8XR



BROKEN CROSS

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.
Made with Metropix ©2026



PROPERTY DESCRIPTION

A BEAUTIFULLY POSITIONED COTTAGE, THIS DELIGHTFUL COTTAGE HAS A LOVELY GARDEN AREA BEFORE IT AND OCCUPIES A BACKWATER POSITION BEING PARTICULARLY QUIET, SET OFF KAYE LANE ITSELF. THE HOME HAS BEEN IMPROVED OVER RECENT TIMES AND HAS THE FOLLOWING ACCOMMODATION: ENTRANCE LOBBY, LOUNGE, BREAKFAST KITCHEN, TWO BEDROOMS AND BATH/SHOWER ROOM WITH A GARDEN AREA TO THE FRONT IN THE PROPERTY'S OWNERSHIP WITH OUTBUILDING LOCATED NEARBY. ONCE AGAIN IN THE PROPERTY'S OWNERSHIP THERE IS A FURTHER, GOOD-SIZED GARDEN AND PARKING SPACE ON LEASE FROM KIRKLEES COUNCIL. A HOME THAT IS PARTICULARLY WELCOMING, CHARACTERFUL AND OFFERS EXTREMELY GOOD VALUE FOR MONEY.

EPC rating: F Council tax: A Tenure: Freehold

Offers Around: £155,000

ENTRANCE

An attractive, stone porch with high ceiling height gives shelter to the main entrance door with quarry tiled reception area. The main entrance door is of a stable design and has the upper portion with a glazed, porthole window. The doorway gives access to a small entrance lobby with display shelving. A timber and glazed door gives access through to the lounge.

LOUNGE

Measurements – 14'10" x 10'0"

This, as the photographs suggest is of a particularly good size. It has a large window to the front with window seat beneath and a small window to the side, giving a super view across the fields. There are beams to the ceiling and a particularly pleasant fireplace with beautiful, polished timber surround and a gas, living-flame fire. The room has a central, ceiling light point and two wall light points.





KITCHEN

Measurements – 9'3" x 6'5"

With an opening from the entrance vestibule/hallway, the kitchen has units at both the high and low level with a large amount of working surface, a breakfast seating area, a useful, understairs storage cupboard, inset, stainless steel sink unit with mixer tap above, gas cooker point and under counter fridge and freezer. There is an obscure-glazed window between this room and the lounge.



FIRST FLOOR LANDING

A doorway from the lounge gives access to a staircase which rises to the first-floor landing. This attractive staircase turns and has a polished, timber handrail. There is a good-sized, over stairs storage cupboard, also home for the property's hot water tank.

BEDROOM ONE

Measurements – 9'8" x 9'5"

A lovely double room with a pleasant outlook to the front, courtesy of attractive windows. There is a large amount of inbuilt bedroom furniture, including wardrobes and storage cupboards.



BEDROOM TWO

Measurements – 8'9" x 6'6"

The single room, once again, with a pleasant outlook to the front and inbuilt wardrobes with storage cupboards above.



SHOWER ROOM

Measurements – 9'0" X 5'0"

At one time, fitted with a bath, currently with a good-sized shower with glazed surround, low-level w.c. and vanity unit with wash handbasin, storage cupboard beneath and mirrored backcloth. There is appropriate decorative tiling, inset spotlighting and extractor fan.



EXTERNAL

Outside, the property occupies a lovely, backwater position and is in a particularly quiet location with lovely, open views to the side. To the front, the property has an enclosed garden, enclosed by stone walling and has delightful flagged and hard surfaced sitting out spaces. There is a pathway giving access to the front entrance door. The property also owns an outbuilding which is positioned nearby (to the side at a lower level). This provides a good amount of storage space for garden equipment and the like.

Opposite, the gateway and pathway give access to a further garden area. This is on a rental basis from Kirklees Council. This has been rented for approximately 20 plus years. It is on an annual basis, together with a parking space located nearby. This has a charge of under £50 and the parking space is approximately £150 per annum, £160 per annum for both. The garden has mature shrubbery and trees, shaped lawn and paved sitting out space from which a lovely view out over the rural scene and long-distance views beyond can be taken in.







PARKING



ADDITIONAL INFORMATION

It should be noted that the property has uPVC double glazing. The property also has an alarm system and radiators, being electrically powered in the lounge and in both bedrooms. It should be noted that the property has carpets, curtains and certain other effects which may be available under separate negotiation. The property is fitted with gas to power the fire within the lounge. Those wishing to create a central heating system could do so with relative ease. The radiators are wet-system, powered by an electric heating element and have been proven to be very practical and worthwhile.

ADDITIONAL INFORMATION

EPC rating – F

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – A

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259