



RESIDENTIAL

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4 Kiln Brow, Huddersfield, HD7 4DU

Price Guide £160,000

This is a truly exceptional Grade II listed *HOBBIT-ESQUE* style one bedroom cottage, seamlessly combining refined modern living with characterful original features. Set within a hamlet of cottages off this unadopted road in the popular residential location of Golcar in Huddersfield. Offering stunning countryside views, the property also includes extensive garden areas perfect for adding a holiday pod subject to necessary permissions. The home is beautifully designed throughout with a boutique feel, briefly comprising of: entrance stable door, a cottage style breakfast kitchen, elegant lounge with wood burner, double bedroom with ensuite bathroom and separate utility room. Externally boasting extensive gardens to the front and side aspect with views overlooking the Colne Valley and off road parking available. We anticipate high interest for this unique property, therefore viewings are highly recommended in order not to miss out! Contact ADM Residential today on 01484 644555 to arrange your appointment! *NO CHAIN*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
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ENTRANCE DOOR

Entrance cottage style stable door with feature opaque glass panel leads to:

KITCHEN 12'08x6'10

(3.66m'2.44m x 1.83m'3.05m)



A truly well thought out breakfast kitchen with original mullen windows to the front aspect. Featuring a matching range of base units in charcoal grey and butcher block style breakfast bar with contrasting stone working surface, tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Integral electric oven and four ring electric hob with space for a fridge freezer, housing for combi- boiler which is four years old, Additionally, the kitchen benefits from exposed stone, rustic style shelving, original beam to the ceiling and wood flooring. Door leading to:

LOUNGE 15'1 x 9'10 (reseeded to 9'10)

(4.57m'0.30m x 2.74m'3.05m (resessed to 2.74m'3.05)



A delightful lounge with Mullen window to the front aspect, featuring exposed beam ceilings, decorative panelling, ingle nook fireplace with stone back and hearth, multi-fuel wood burner, finished with wall mounted gas central heated radiator, wood flooring, door leads too::

WOODBURNER



A useful multi-fuel wood burner which provides adequate heating for winter months:

BEDROOM 10'75 x 8'56 (3.05m'22.86m x 2.44m'17.07m)



A beautifully presented double bedroom with twin aspect velux windows to the rear aspect, featuring original beam ceilings, T.V point, built-in stone shelf and wall mounted double panelled gas central heated radiator. Door leads to the utility/storage area:

EN-SUITE BATHROOM 6'10 x 4'87 (1.83m'3.05m x 1.22m'26.52m)



A bespoke, partly panelled bathroom with original beam ceiling, offering a three piece suite in white with chrome effect fittings, comprising of: roll top slipper bath with waterfall mixer shower over, corner hand wash vanity basin and low level flush w/c. Finished featured stained glass panel, wall mounted extractor and wood effect flooring:

UTILITY 5'7 x 4'q (1.52m'2.13m x 1.22m'q)

Useful utility area with plumbing for an automatic washing machine and space for a dryer & built-in stone shelving:

EXTERNALLY



Externally, the property offers beautiful, well maintained gardens with stunning views across the Colne Valley with access to a public footpath and woodland perfect for avid walkers and those who appreciate the wildlife. The split level gardens offer a relaxing space for entertaining friends and family or unwinding away from the hustle and bustle of Huddersfield. There is additional land shared with the rest of the cottages which can be used as and when required:

GARDEN AREA



A perfect for adding a holiday pod subject to necessary permission, or why not add a summer house..

PARKING

Please note, there is a parking on the unadopted road suitable for one vehicle and a shared guest parking:

FURTHER PHOTOS



Further photographs:

About The Area GOLCAR

Local schools in the Golcar area are as follows: Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel- or our office mobile on Mobile Number
Email - sales@admresidential.co.uk Or
lettings@admresidential.co.uk
We also can offer you a virtual viewing which can
be downloaded via the youtube link.
Please ask the agents for the detail.

Council Tax Bands

The council Tax Banding is "A"
Please check the monthly amount on the Kirklees
Council Tax Website.

Tenure

This property is Freehold.

Stamp Duty

As of April 1, 2025, Stamp Duty Land Tax (SDLT) in
England and Northern Ireland has reverted to
lower thresholds. For 2026, standard rates apply,
with 0% on properties up to £125,000 and 2% up
to £250,000. First-time buyer relief is restricted to
homes under £500k, with 0% up to £300,000 and
5% up to £500,000.

Key Stamp Duty Rates (England/NI) – 2026

- 0%: Up to £125,000 (First-time buyers up to £300,000).
- 2%: Portion between £125,001 and £250,000.
- 5%: Portion between £250,001 and £925,000.
- 10%: Portion between £925,001 and £1.5 million.
- 12%: Portion above £1.5 million.

First-Time Buyer Relief (2026)

- 0% on properties costing up to £300,000.
- 5% on properties costing between £300,001 and £500,000.
- No relief is available for properties over £500,000.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/2124-0761-4564-1870-5301>

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships
have not been checked on the title deeds for any
discrepancies or rights of
way. It is advised that prospective purchasers
should make their own enquiries before
proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be
materially correct their accuracy cannot be
guaranteed and they do not form part of any
contract. These particulars, whilst believed to be
accurate are set out as a general outline for
guidance only and do not constitute any part of an
offer or contract.

All measurements are approximate and quoted in
metric with imperial equivalents and for general
guidance only and whilst every attempt has been
made to ensure accuracy, they must not be relied
on. We advise you take your own measurements
prior to ordering any fixtures, fittings or
furnishings.

Appliances & services have not been tested.
Intending purchasers should not rely on them as
statements of representation of fact, but must
satisfy themselves by inspection or otherwise as to
their accuracy.

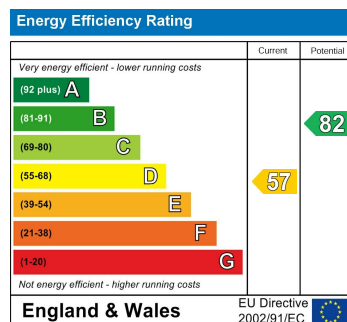
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Energy Efficiency Graph



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