

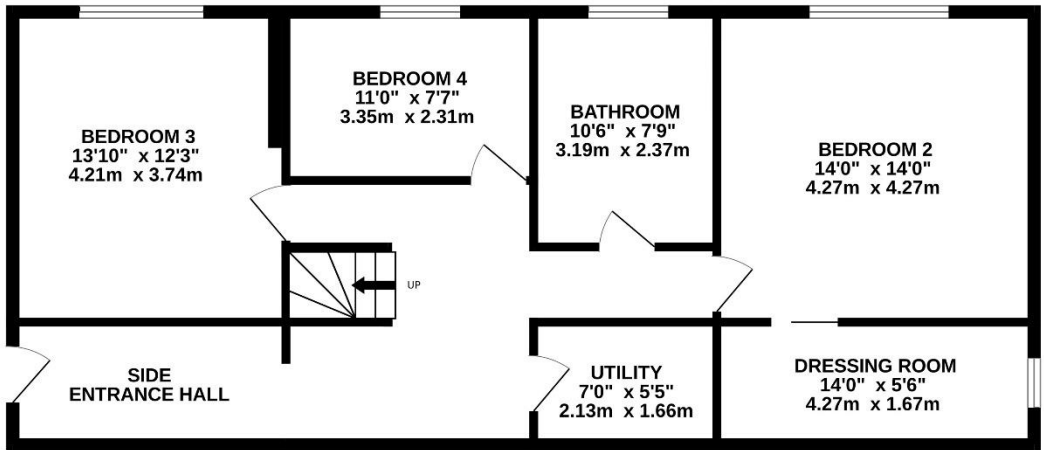
**Simon Blyth**  
ESTATE AGENTS



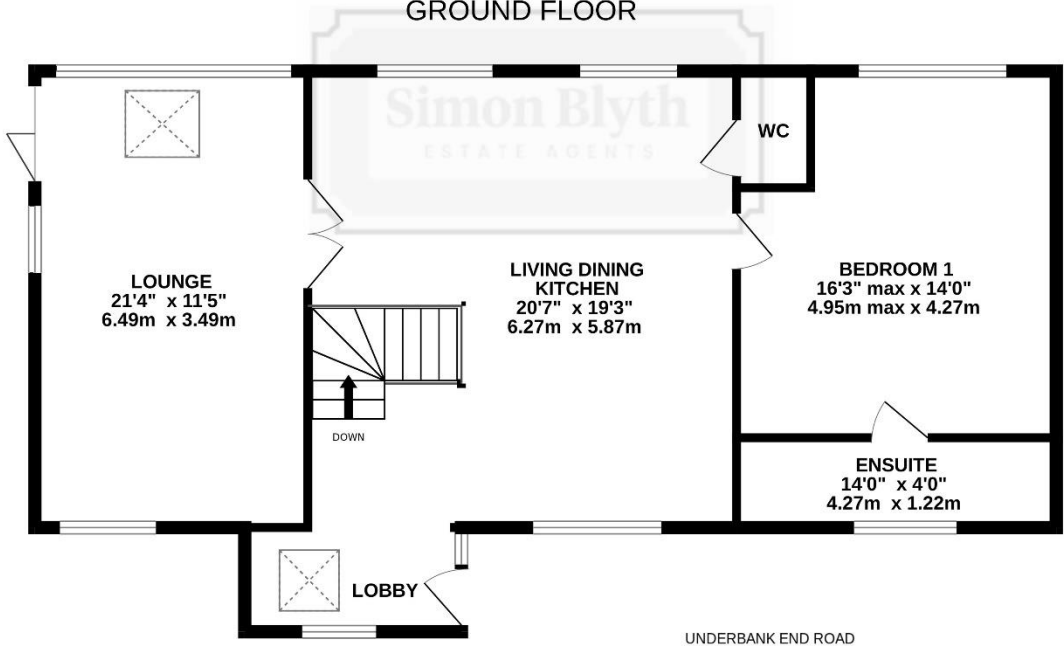
**WEST VIEW, UNDERBANK END ROAD, HOLMFIRTH, HD9 1ES**



LOWER GROUND FLOOR



GROUND FLOOR



UNDERBANK END ROAD

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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## PROPERTY DESCRIPTION

AN EXCEPTIONALLY STYLISH, BEAUTIFULLY POSITIONED, DETACHED, FOUR-BEDROOMED HOME WITH HIGH QUALITY FITTINGS AND STYLISH LAYOUT THROUGHOUT. WITH ALL THE ROOMS ENJOYING STAGGERING VIEWS UP, DOWN AND ACROSS THE VALLEY, THIS HOME SITS WITHIN A LARGE GARDEN PLOT AND HAS A GOOD-SIZED DRIVEWAY AND ATTACHED GARAGE. Superbly appointed within, the stylish accommodation has a fabulous entrance hall area, impressive living/dining kitchen, fabulous sitting room with a wall of glazing enjoying the views, wood-burning stove and bi-fold doors out to the side balcony, separate w.c., four bedrooms, three of which are doubles, bedroom one served by an en-suite, bedroom two by a large dressing room, lower hallway with glazed doors out to the side terrace and gardens beyond and luxury bathroom. In short, a stylish, detached, well-built and well-presented home with staggering views, lovely countryside nearby and just a short walk away from Holmfirth and its bustling centre.

**Offers Around £700,000**



## ENTRANCE

A stylish entrance door with inset glazing and full glazed side panel gives access to the entrance hall area.

## ENTRANCE HALLWAY

The entrance hall has a large window to one side, Velux-style window to the roofline, period-style central heating radiator and solid walnut flooring. This flooring continues through into the inner hallway area which has a staircase leading down to the lower ground floor and a delightful, glazed screen through to the living/dining kitchen.



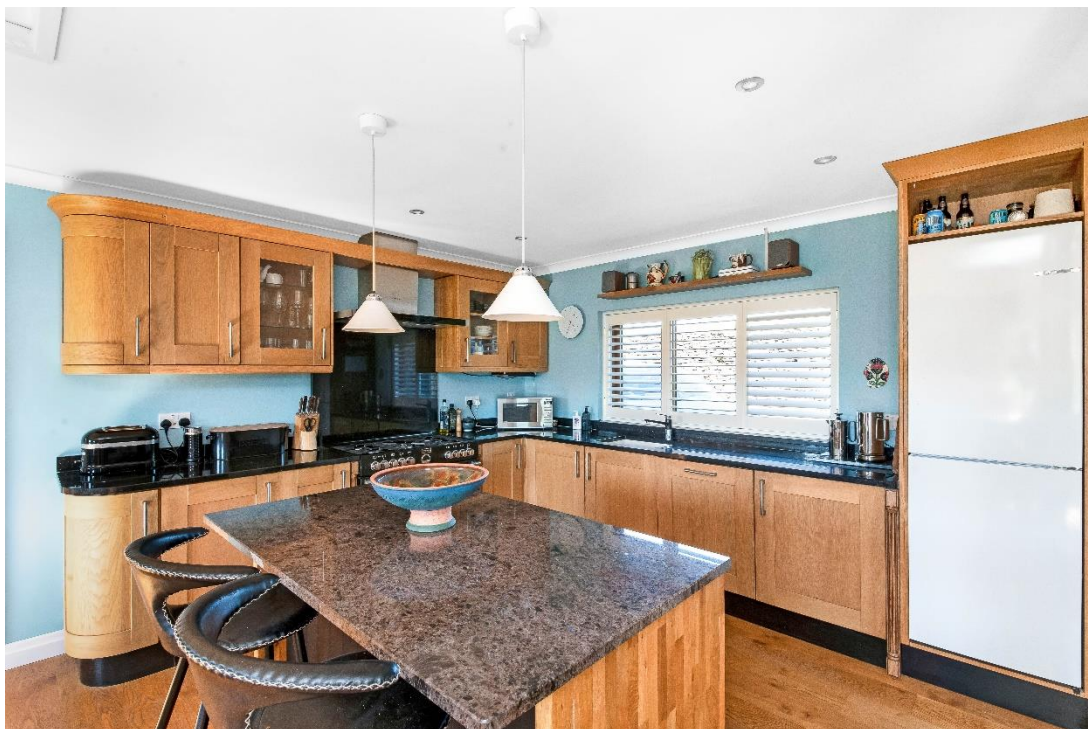
## LIVING DINING KITCHEN

*Measurements – 20'7" x 19'3"*

This, as the photography suggests, is a particularly stylish room. It has fabulous views, courtesy of large windows, offering a view out over the property's gardens and Holme Valley scene beyond. There is also a bank of windows that give a pleasant view out to the roadway side and with solid oak flooring throughout. The room has inset spotlighting to the ceiling, chandelier point above the dining area and two chandelier points above the breakfast bar/island unit. The room has a wealth of high-quality units, these being at both the high and low level. There is a large amount of granite working surfaces, inset one-and-a-half-bowl sink unit with stylish mixer tap over, integrated dishwasher, fridge freezer point, glazed display cabinets, Stoves range oven with the usual warming ovens and five ring gas hob integrated above, splashback and NEFF broad extractor fan. The room has two stylish central heating radiators and a doorway leads through to the upper ground floor w.c.







### UPPER GROUND FLOOR W.C.

The upper ground floor w.c. is fitted with walnut flooring, ceramic tiling to the half-height, low-level WC, wash handbasin, automatically operated lighting and extractor fan.

## SITTING ROOM

*Measurements – 21'4" x 11'5"*

Twin, glazed, high-quality doors lead through to the sitting room. This once again, is perhaps best explained by the photographs within this brochure. It is a stunning room with a wall of glass that gives an astonishing amount of natural light and truly remarkable views out over the gardens and the valley beyond. This glazing continues to the side, where there are bi-fold doors giving direct access out over the superb balcony and the room also has two further windows. There is a continuation of the delightful, oak flooring and to one corner, there is an elevated, wood-burning stove of a stylish nature upon a raised granite plinth. The room has a further Velux style window light and a chandelier point.





## BALCONY / TERRACE

This, which is of a good size, enjoys a spectacular view out over the large gardens and fantastic, long-distance views over the valley, up, across and down the scene. There is stylish, stainless steel and glazed balustrading and high-quality deck flooring.



## BEDROOM ONE

*Measurements – 16'3" x 14'0"*

On the first-floor level is bedroom one. A very large double bedroom, served by an en-suite. This room could be used as further living space if so required. It has stunning views out over the valley once again, two ceiling light points and high-quality in-built wardrobes.





### EN-SUITE

*Measurements – 14'0" x 4'0"*

This large en-suite has walnut flooring, large shower cubicle with sliding glazed door, chrome fittings and extractor fan, stylish wash handbasin with cupboard beneath, mixer tap above, low-level w.c., good-sized window and period-style central heating radiator



### STAIRCASE

The staircase from the entrance hall area leads down to the lower hallway. This, as the photographs suggest is superbly presented and has an external door out to the gardens, in uPVC and being fully glazed. There is a study/home office area, utility room and there is attractive lighting.





## BEDROOM TWO

*Measurements – 14'0" x 14'0"*

Possibly the main bedroom, if so desired, this large double bedroom has an extraordinary view out over the valley once again, central chandelier point and sliding door through to the dressing room. This could easily be an en-suite if so desired.



## DRESSING ROOM

*Measurements – 14'0" x 5'6"*

This room is of a particularly good size, and has automatic lighting, obscure, glazed window to the side.

## BEDROOM THREE

*Measurements – 13'10" x 12'3"*

Yet again, a large double bedroom, currently used as a home office/music room with a large window, enjoying the stunning views and central ceiling light point.





### BEDROOM FOUR

Measurements – 11'0" x 7'7"

This is a good-sized single room with amazing views and central ceiling light point.



### HOUSE BATHROOM

Measurements – 10'6" x 7'9"

The property's bathroom is superbly appointed with walnut flooring, a fabulous four-piece suite and includes a wet-room style shower with fixed, glazed screen and chrome fittings, vanity unit with wash handbasin with stand-alone wash handbasin and mixer tap above, double-ended Lusso, stone resin bath with independent mixer tap above, low level w.c., marble tiling to the half and full height around the shower area itself, attractive fittings, period-style central heating radiator, extractor fan, inset spotlighting and stunning view out over the property's gardens and valley views beyond.





## UTILITY ROOM

*Measurements – 7'0" x 5'5"*

Located on the lower ground floor, a doorway gives access to a utility room. It has a quarry tiled floor, large working surfaces, under unit storage space, units at a high level and space and provisions for a washing machine and dryer.

## EXTERNAL

Westview sits in a remarkable position and very large garden plot. As the name suggests, it has tremendous views towards the West, but as previously stated, it has astonishing views up, across and down the valley. On a quiet, country lane, there is a broad driveway providing parking for three/four vehicles and this gives access to the attached, single garage.

## GARAGE

The garage is of high-quality and recent construction, has a high specification automatically operated, up-and-over door, a window enjoying the views and workshop area with high level cupboards to the rear.





## GARDENS

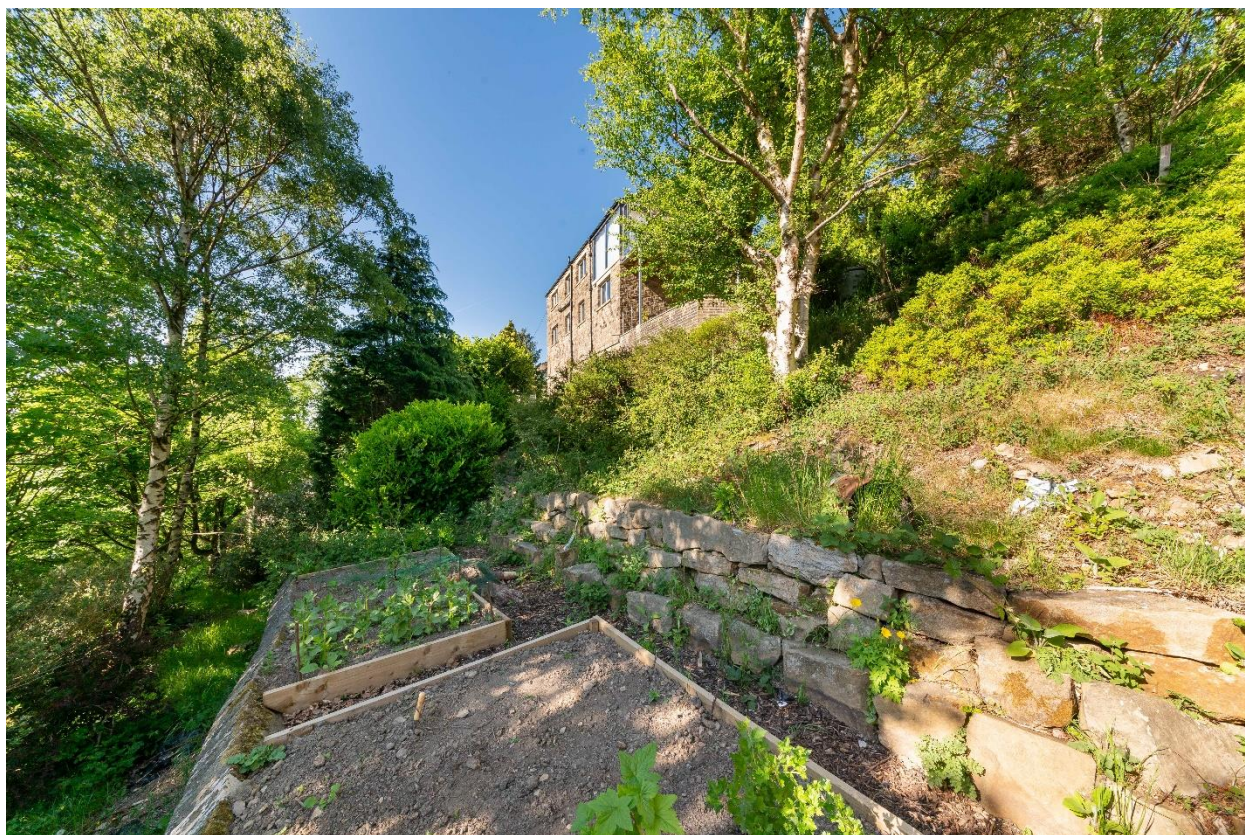
The garden is, quite simply, remarkable. Your first point of reference is the beautiful balcony, previously mentioned, off the sitting room, below which is a very large, stone-flagged terrace, which again, enjoys the stunning views. This is accessed from the lower hallway with the previously described glazed door and there is also access from the gardens elsewhere. Steps from here lead down to a lower, large lawn with ornate pond and steps lead down to a very well-stocked, mature garden including vegetable garden areas. The overall plot is of a particularly good size, and it is fair to say, that whether a keen gardener, or one that wants to simply enjoy the views, this garden can be enhanced and worked, or simply left, principally alone to be mature and pleasant.

















### **ADDITIONAL INFORMATION**

Finished to a very high quality throughout, the home is of high-quality stone, beneath a pitched, slate roof and enjoys a location close to the rural countryside and is just a short walk away from Holmfirth and its many, varied facilities. It should be noted that the property has gas-fired central heating, uPVC double glazing, external lighting and external water tap.

Carpets, curtains and certain other fixtures and fittings may be available under separate negotiation.



### **ADDITIONAL INFORMATION**

EPC rating –

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – E

### **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)

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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

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### **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

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### MAIN CONTACTS

T: 01484 689689

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [holmfirth@simonblyth.co.uk](mailto:holmfirth@simonblyth.co.uk)

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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