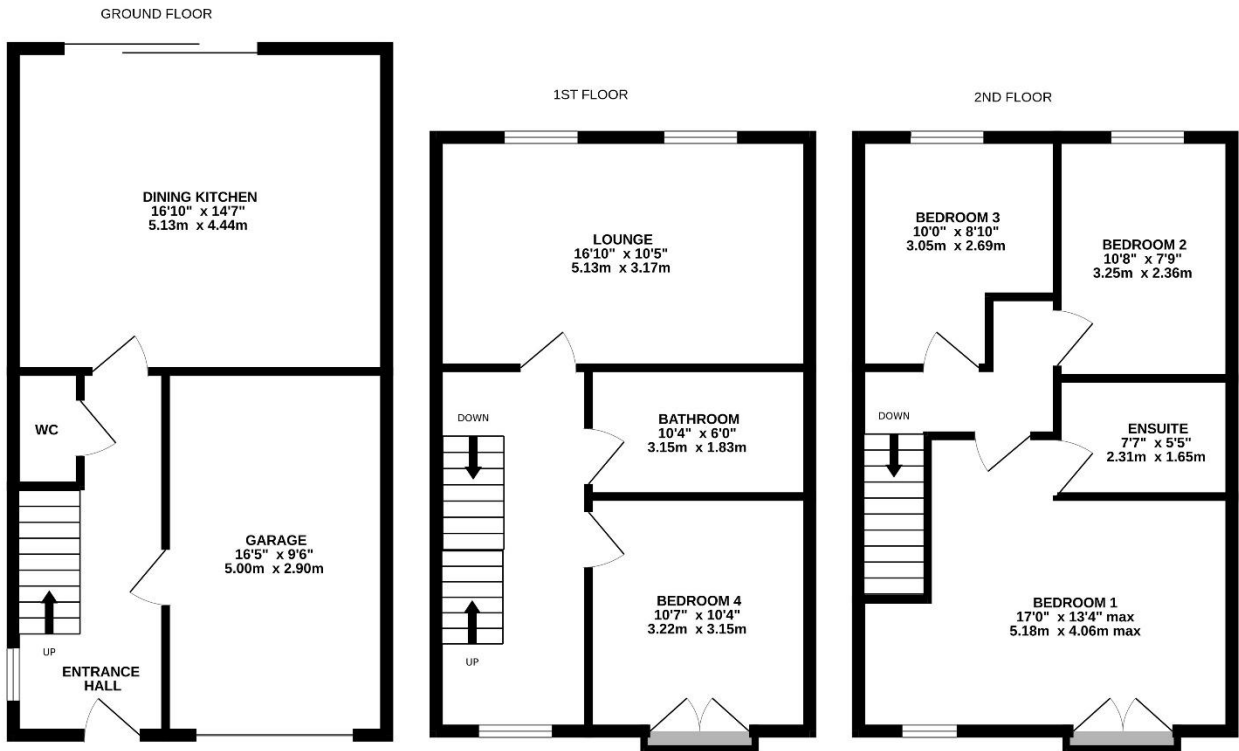


Simon Blyth
ESTATE AGENTS



WOODLAND GROVE, HOLMFIRTH, HD9 7FG



WOODLAND GROVE

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PROPERTY DESCRIPTION

SITUATED IN AN ENVIABLE POSITION ON AN EXECUTIVE DEVELOPMENT OFF OF NEW MILL ROAD, HOLMFIRTH. BOASTING PLEASANT OPEN ASPECT VIEWS TO THE FRONT, AND HIGH SPECIFICATION INTERIOR, COMPLIMENTED BY LANDSCAPED TIERED GARDEN TO THE REAR. THIS WELL APPOINTED, THREE STOREY, SEMI-DETACHED FAMILY HOME IS NESTLED A SHORT DISTANCE FROM THE BUSTLING VILLAGE CENTRE OF HOLMFIRTH, CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND SHORT DISTANCE FROM AMENITIES.

The property accommodation briefly comprises of entrance hall, downstairs WC, open-plan dining-kitchen and integral garage to the ground floor. To the first floor there is a spacious lounge, house bathroom and bedroom four with Juliet balcony offering fabulous open views. To the first floor there are three further bedrooms with bedroom one having ensuite shower room facilities and again a Juliet balcony taking advantage of the pleasant views. Externally there is a driveway to the front providing off street parking for two vehicles, to the rear is an enclosed garden with flagged patio area and steps leading to the upper lawn tier.

Offers Around £420,000

ENTRANCE HALL

Measurements – 17'0" x 16'4"

Enter the property through a double glazed composite front door with obscure glazed inserts with lead detailing into the entrance hall. There is an adjoining double-glazed window with obscure glass to the side elevation and a further double-glazed window with obscure glass to the side. The entrance hall is most welcoming and features attractive Porcelain tiled flooring with underfloor heating, inset spotlighting to the ceiling and a staircase rises to the first floor with oak banister and glazed balustrade. The entrance hall has oak doors providing access to the downstairs w.c., an open plan dining kitchen room, integral garage and a cupboard under the stairs.



DOWNSTAIRS W.C.

Measurements – 5'0" x 2'9"

The attractive tiled flooring continues through from the entrance hall into the downstairs w.c. which features a modern contemporary Villeroy, and Boch two-piece-suite, comprising low level w.c. with concealed cistern and push button flush and a corner wash hand basin with Hansgrohe chrome mixer tap and vanity covered beneath. There is high gloss brick effect tiling to the half level on the walls, a double-glazed window with obviously with glass and marbled Korean sill to the side elevation, an inset spotlighting to the ceiling and there is under floor heating and a vanity mirror.

OPEN PLAN DINING KITCHEN

Measurements – 16'10" x 14'7"

The attractive porcelain tiled flooring continues through from the entrance hall into the open plan dining kitchen room, which enjoys a great deal of natural light which cascades through the double-glazed anthracite aluminium bi-folding doors to the rear elevation, providing a pleasant outlook across the property's gardens. The kitchen features a wide range of high quality fitted wall and base units with shake style cupboard fronts and with complementary Corian worksurfaces over which incorporates a one-and-a-half bowl stainless steel inset sink unit with chrome mixer tap and bevel drainer. The kitchen is well equipped with high quality built-in AEG appliances, which include a four-ring ceramic induction hob with integrated cooker hood over, a built-in shoulder level double oven, integrated fridge and freezer unit and a slim line wine fridge. The kitchen benefits from underfloor heating, inset spotlighting to the ceiling and two ceiling light points over the breakfast island, which again has the matching Corian worktop and cupboards beneath. There is a ceramic splash back to the work surface with a matching Corian up stand and then the dining area are also benefits from inset spotlighting to the ceiling.



INTEGRAL GARAGE

Measurements – 16'5" x 9'6"

The garage features an electric remote-controlled composite up and over sectional door, there is lighting and power in situ and provisions for automatic washing machine to the rear of the garage. Additionally, the garage houses the hot water cylinder.

FIRST FLOOR LANDING

Taking the staircase from the entrance hall you reached the first-floor landing, which has oak doors providing access to the lounge, bedroom floor and the house bathroom. The landing area has ample space to be used as an office landing with a bank of double-glazed windows to the front elevation, providing breathtaking, far-reaching views across the valley. There is inset spotlighting to the ceilings, a radiator and the further staircase rises to the second floor with oak banister and glazed balustrade.



LOUNGE

Measurements – 16'10" x 10'5"

The lounge is a generous proportion reception room, which enjoys a great deal of natural light which cascades through the two banks of double-glazed windows to the rear elevation. There is inset spotlighting to the ceilings, two radiators, television and telephone points.

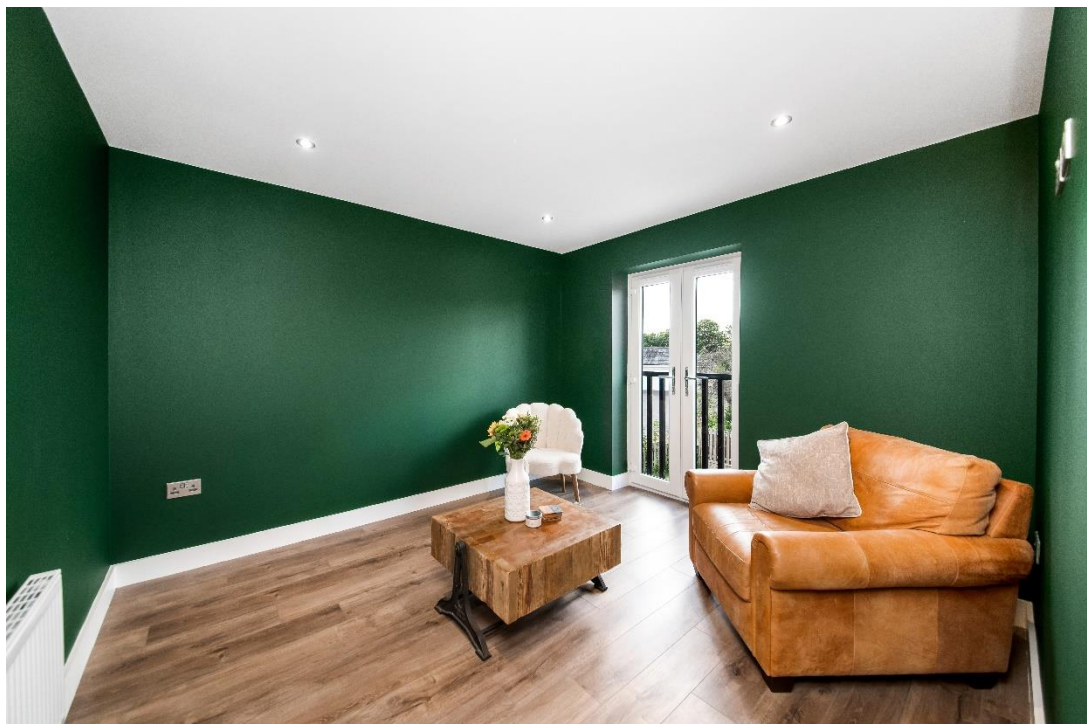




BEDROOM FOUR

Measurements – 10'4" x 10'7"

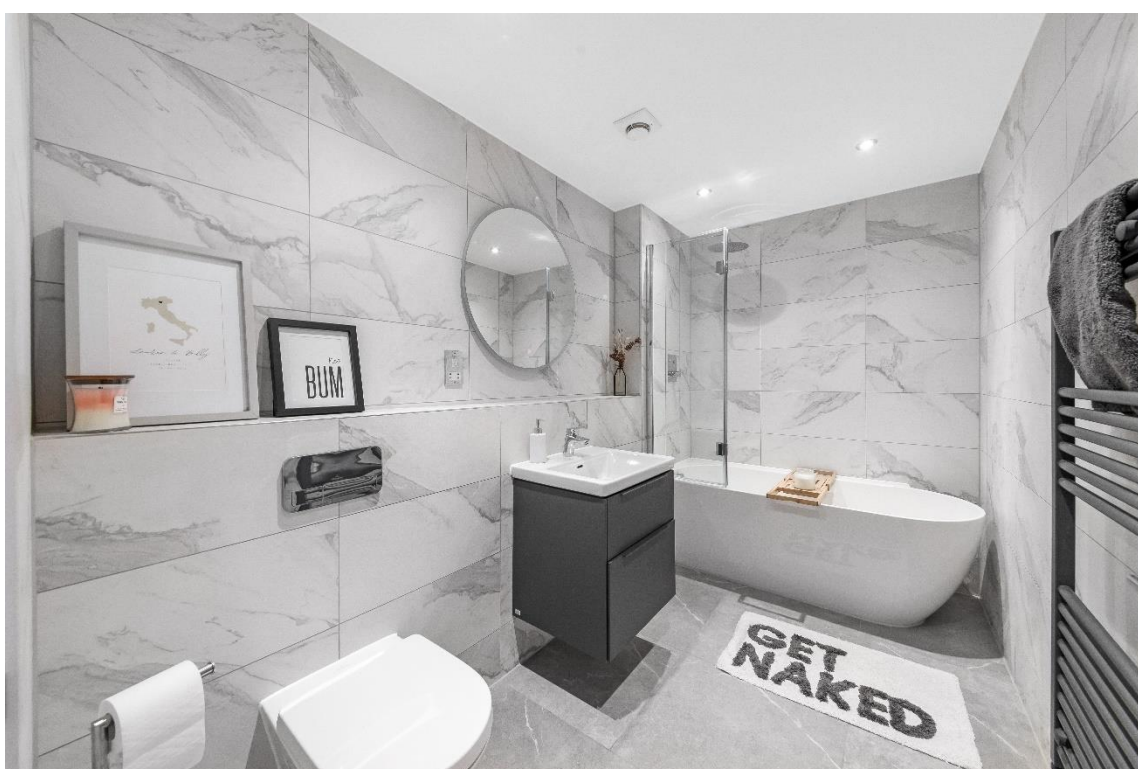
Bedroom four is a generously proportioned double bedroom which has ample space for free standing furniture. The room is currently utilised as a second reception room, and it features a double-glazed Juliet balcony to the front elevation taking full advantage of the elevated position of the property with far reaching views across the valley. There is high quality flooring, a radiator, television and telephone point.



HOUSE BATHROOM

Measurements – 10'4" x 6'0"

The house bathroom features a modern contemporary four-piece suite which comprises low level w.c. with concealed system and push button flush, a broad wall hung wash hand basin with hands chrome mixer tap with vanity drawers beneath and a bath with thermostatic rainfall shower over and chrome shower guard. There is attractive porcelain tile flooring and marble effect tile into the walls, inset spotlighting to the ceiling, extractor fan and shaver point. Additionally, there is an LED backlit vanity mirror and an anthracite horizontal ladder star radiator.



SECOND FLOOR LANDING

Taking the staircase from the first floor to reach the second-floor landing which again has an oak banister with glazed balustrade. Oak doors provide access to three well-proportioned double bedrooms, and there is a loft hatch with drop down ladder providing access to a useful attic space. The second-floor landing has a double-glazed window with obscure glass to the side elevation and inset spotlighting to the ceilings.

BEDROOM TWO

Measurements – 10'0" x 8'10"

Bedroom two can accommodate a double bed with ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation, inset spotlighting to the ceiling and a radiator.



BEDROOM THREE

Measurements – 10'0" x 8'10"

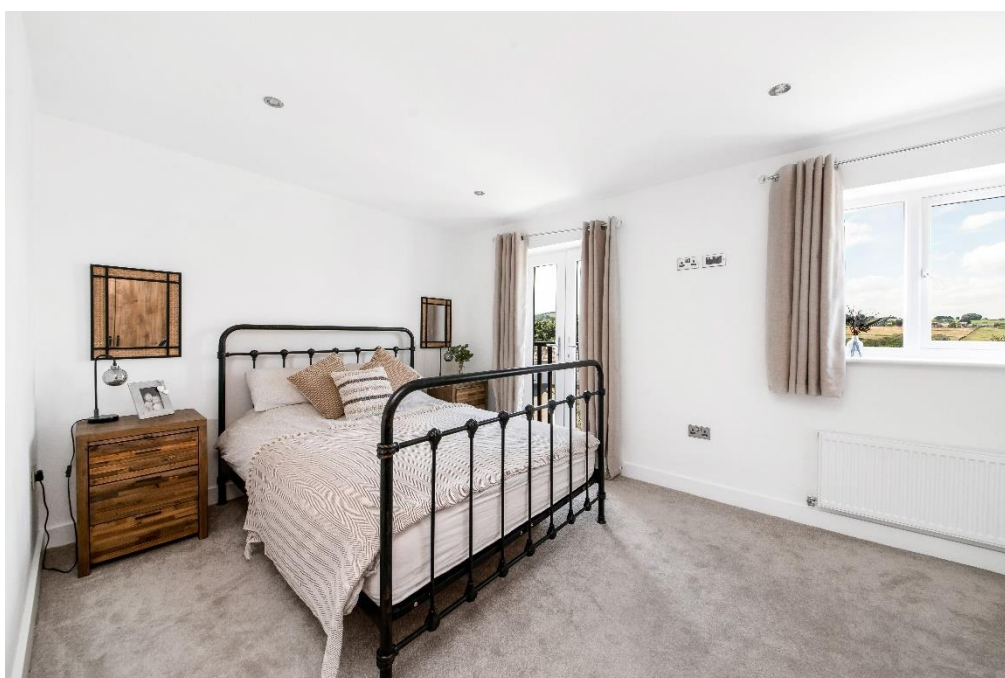
Bedroom three can accommodate a double bed with space for free standing furniture. The room is currently utilised as a walk-in wardrobe / dressing room and it features a bank of double-glazed windows to the rear elevation, inset spotlighting to the ceiling, a radiator, television and telephone points.



BEDROOM ONE

Measurements – 17'0" x 13'4"

As the photographer suggests, bedroom one is a generously proportioned light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the front elevation and the double-glazed Juliet balcony, both of which provide breathtaking panoramic views across the valley. There is inset spotlighting to the ceiling, a radiator and the room benefits from en-suite, wet room facilities.



EN-SUITE WETROOM

Measurements – 7'7" x 5'0"

The ensuite wet room features a three-piece suite which comprises low level w.c. with concealed cistern and push button flush, a broad wall hung wash hand basin with vanity cupboards beneath and Han's chrome mixed tap over and a wet room style shower with fixed glazed shower guard. There is attractive porcelain tile flooring and marble effect tiling to the walls, inset spotlighting to the ceiling and an anthracite horizontal ladder style radiator. Additionally, there is a shaver point, extractor fan and a LED backlit vanity mirror.



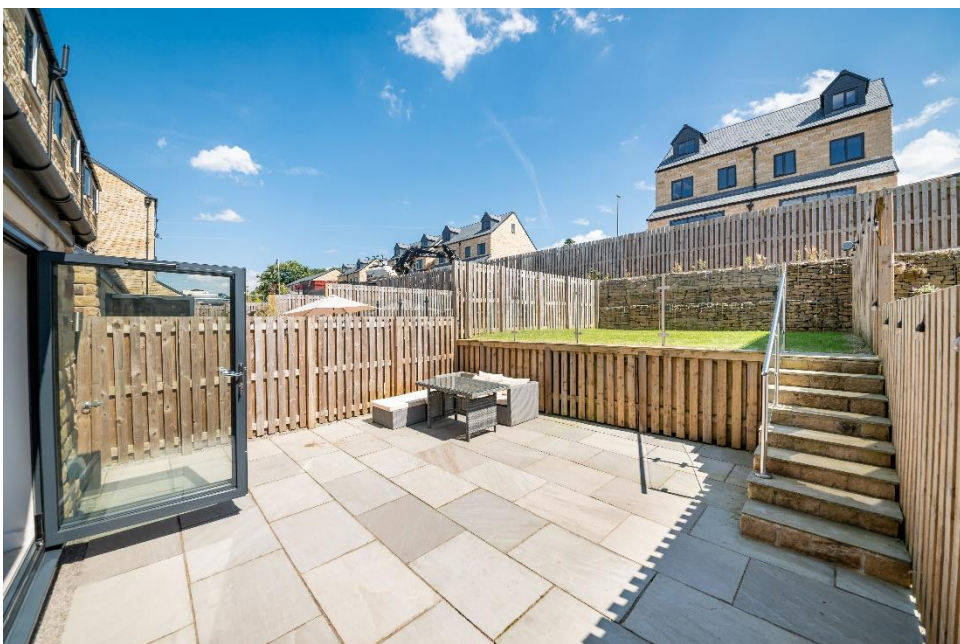
ADDITIONAL INFORMATION

Sofa, footstool and dining table maybe available by separate negotiation.

FRONT EXTERNAL

Externally to the front the property features a tarmacadam driveway providing off street parking for multiple vehicles. There is external up and down lights to the front and a pathway leads down the side of the property to a gate which encloses the rear gardens.

REAR EXTERNAL





ADDITIONAL INFORMATION

EPC rating – B
Property tenure – Freehold
Local authority – Kirklees
Council tax band – D

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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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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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

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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.

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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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