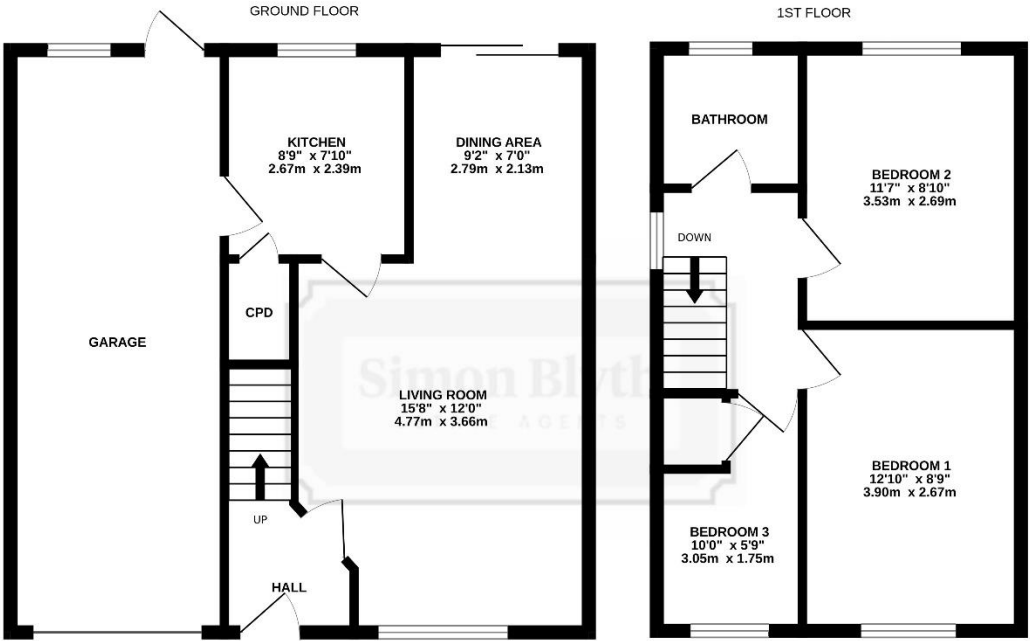


**Simon Blyth**  
ESTATE AGENTS



**HOLME VIEW DRIVE, UPPERTHONG, HD9 3HL**





HOLME VIEW DRIVE

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

OCCUPYING AN ELEVATED POSITION TAKING FULL ADVANTAGE OF PLEASANT OPEN ASPECT VIEWS ACROSS THE VALLEY. THIS THREE BEDROOM, SEMI-DETACHED FAMILY HOME IS SITUATED IN THE POPULAR VILLAGE OF UPPERTHONG, IN CATCHMENT FOR WELL-REGARDED SCHOOLING, CLOSE TO AMENITIES AND WITH FABULOUS WALKS ON THE DOORSTEP. BOASTING ATTACHED GARAGE, MODERN KITCHEN AND BATHROOM AND OPEN-PLAN LIVING/DINING ROOM.

The property accommodation briefly comprises of entrance, open plan living/dining room and kitchen to the ground floor. To the first floor there are three bedrooms and the modern house bathroom. Externally there is a driveway to the front, with a low maintenance lawn garden, to the rear is low maintenance, enclosed garden with flagged patio with bench seating, low maintenance gravel beds and block paved patio ideal for alfresco dining.

**Offers Around £240,000**

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## ENTRANCE HALLWAY

*Measurements – 6'10" x 4'0"*

Enter the property through a double-glazed PVC front door with obscure glazed inserts with lead detailing into the entrance. There is recessed spotlighting to the ceiling, a radiator, a multi panel door provides access to the open plan, living dining room and a staircase rises to the first floor with wooden banister.

## OPEN PLAN LIVING DINING ROOM

*Measurements – 15'8" x 12'0"*

As the photography suggests, the open plan living dining room enjoys a great deal of natural light, which cascades through the dual aspect windows with a bank of windows to the front elevation with lead detailing and sliding patio doors to the rear elevation, providing direct access to the gardens. The lounge area has decorative coving to the ceiling, a ceiling light, two wall light points and a decorative dado rail. There is a radiator, high quality laminate flooring, and the focal point of the room is the decorative fireplace with a raised hearth and an ornate timber mantel surround. The window to the front elevation has fabulous views across the property's front garden and far-reaching views across the valley. The living area then leads into the dining area.

## DINING AREA

*Measurements – 7'0" x 9'2"*

The dining area again has decorative coving to the ceiling and the high-quality laminate flooring continues through from the living area. There is a decorative dado rail, radiator, ceiling light point and views across the property's enclosed and low maintenance rear garden.









## KITCHEN AREA

Measurements – 7'8" x 8'9"

The kitchen features a wide range of high quality fitted wall and base units with complementary work surfaces over which incorporates a single bowl composite sink and drainer unit with chrome mixer tap. The kitchen is equipped with space and provisions for a gas cooker and a tall standing fridge and freezer unit and benefits from an integrated dishwasher. There is attractive tiling to the splash areas, a panel ceiling with inset spotlighting, a bank called double glazed windows to the rear elevation and under unit lighting. Additionally, a multi panel door encloses a useful understairs pantry and an internal door leads to the integral garage.



## FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first-floor landing, which has a wooden banister with traditional spindle balustrade over the stairwell head. There is a ceiling light point, a double-glazed window to the side elevation providing natural light and a loft hatch provides access to a useful attic space. There are multi panel doors providing access to three bedrooms and a house bathroom.



## BEDROOM ONE

*Measurements – 12'10" x 8'9"*

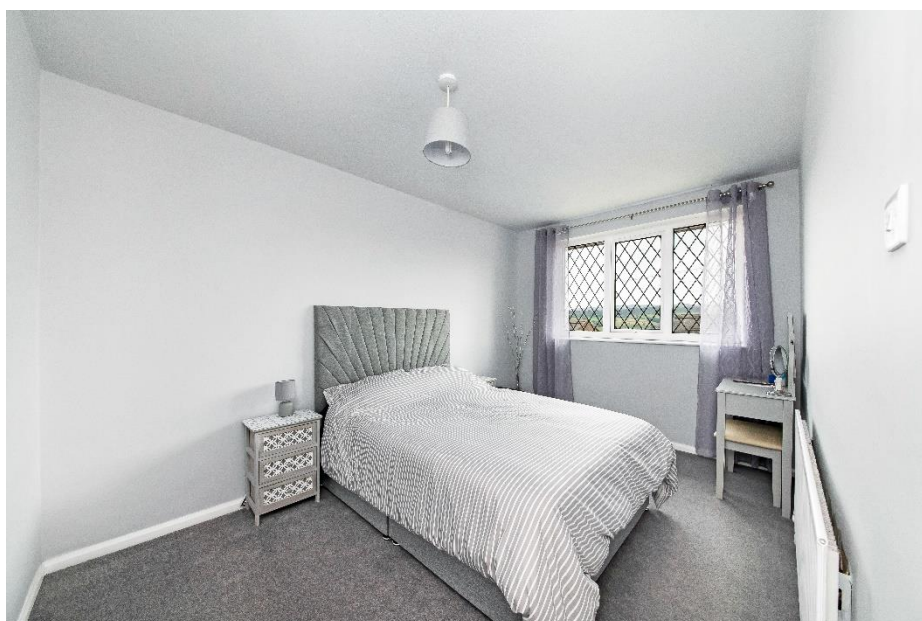
Bedroom one is a light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the front elevation with lead detailing and the window provides fabulous open aspect views over rooftops across the valley towards Holme Moss. There is a ceiling light point and radiator.



## BEDROOM TWO

*Measurements – 8'10" x 11'7"*

Bedroom two again is a light and airy double bedroom which has ample space for free standing furniture. There is a central ceiling light point, a radiator and a bank of double-glazed windows to the rear elevation with pleasant views across the properties rear garden.





### BEDROOM THREE

*Measurements – 10'0" x 5'9"*

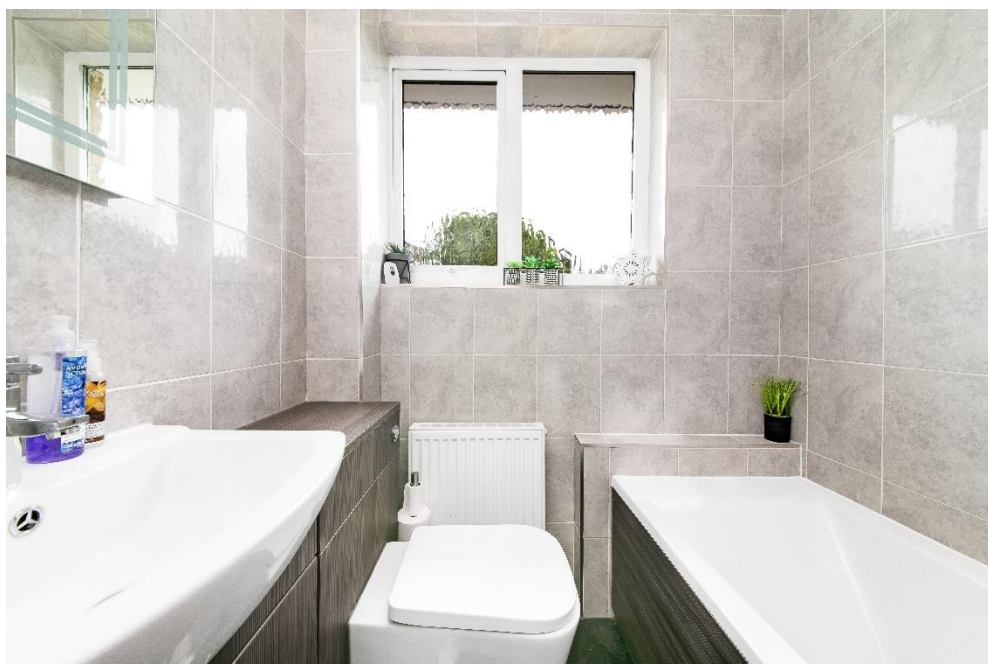
Bedroom three is currently utilised as a home office but can accommodate a single bed with ample space for free-standing furniture or can be utilised as a nursery. There is a bank of double-glazed windows to the front elevation with lead detailing providing the room with the wealth of natural light and providing superb open aspect views towards Holme Moss.

Additionally, there is a ceiling light point, a radiator, and a useful bulkhead storage cupboard over the stairs.



### HOUSE BATHROOM

The bathroom features a modern, contemporary three-piece suite which comprises panel bath with thermostatic rainfall shower over, separate handheld attachment and glazed shower guard, a low level w.c. with concealed system and push button flush which incorporates a broad wash hand basin with chrome monobloc mixer tap over and vanity covered beneath. There is vinyl tiled flooring, tiling to the walls, a panelled ceiling with ceiling light point and a double-glazed window with obscure glass to the rear elevation.





### FRONT EXTERNAL

Externally to the front the property features a driveway provided off street parking and the front garden is laid predominantly to lawn with well-established flower and shrub beds. There is a flagged pathway immediately to the front of the property, providing a pleasant space to sit out and enjoy the views.



### INTEGRAL GARAGE

The garage features a up and over door. There is lighting and power in situ, and the garage is particularly long with the utility area at the back of the garage where there is plumbing and provisions for an automatic washing machine and space for a tumble dryer. There is an external pedestrian access door to the rear elevation with obscure of glass with an adjoining window providing natural light. Additionally, there is a cold-water feed, and it also houses the wall mounted ideal logic combination boiler.

### REAR EXTERNAL

Externally to the front the property features a driveway provided off street parking and the front garden is laid predominantly to lawn with well-established flower and shrub beds. There is a flagged pathway immediately to the front of the property, providing a pleasant space to sit out and enjoy the views.











### **ADDITIONAL INFORMATION**

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – C

### **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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### **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

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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.

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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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### 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