

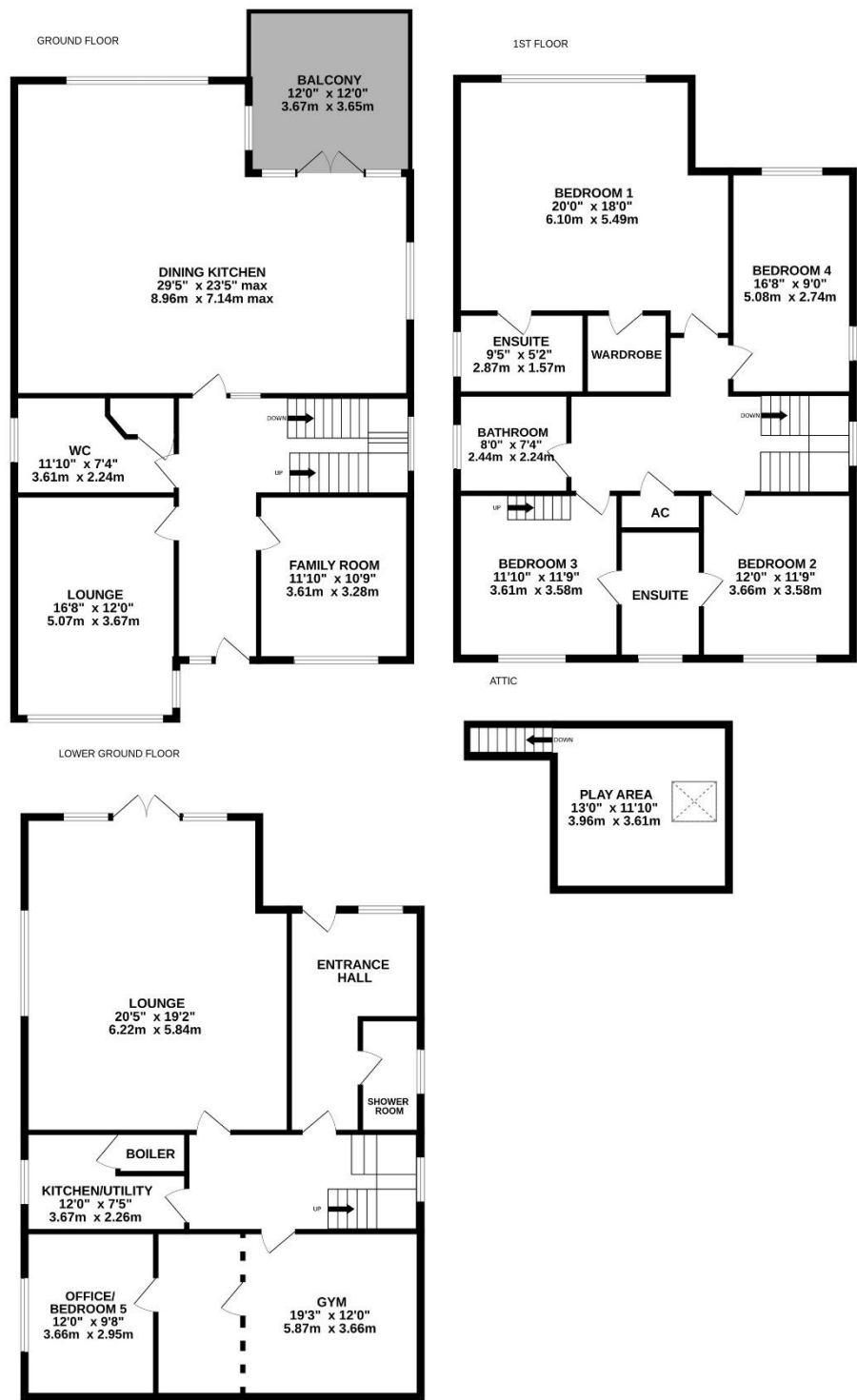
Simon Blyth
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BURNLEE ROAD, HOLMFIRTH, HD9 2LF



BURNLEE ROAD

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PROPERTY DESCRIPTION

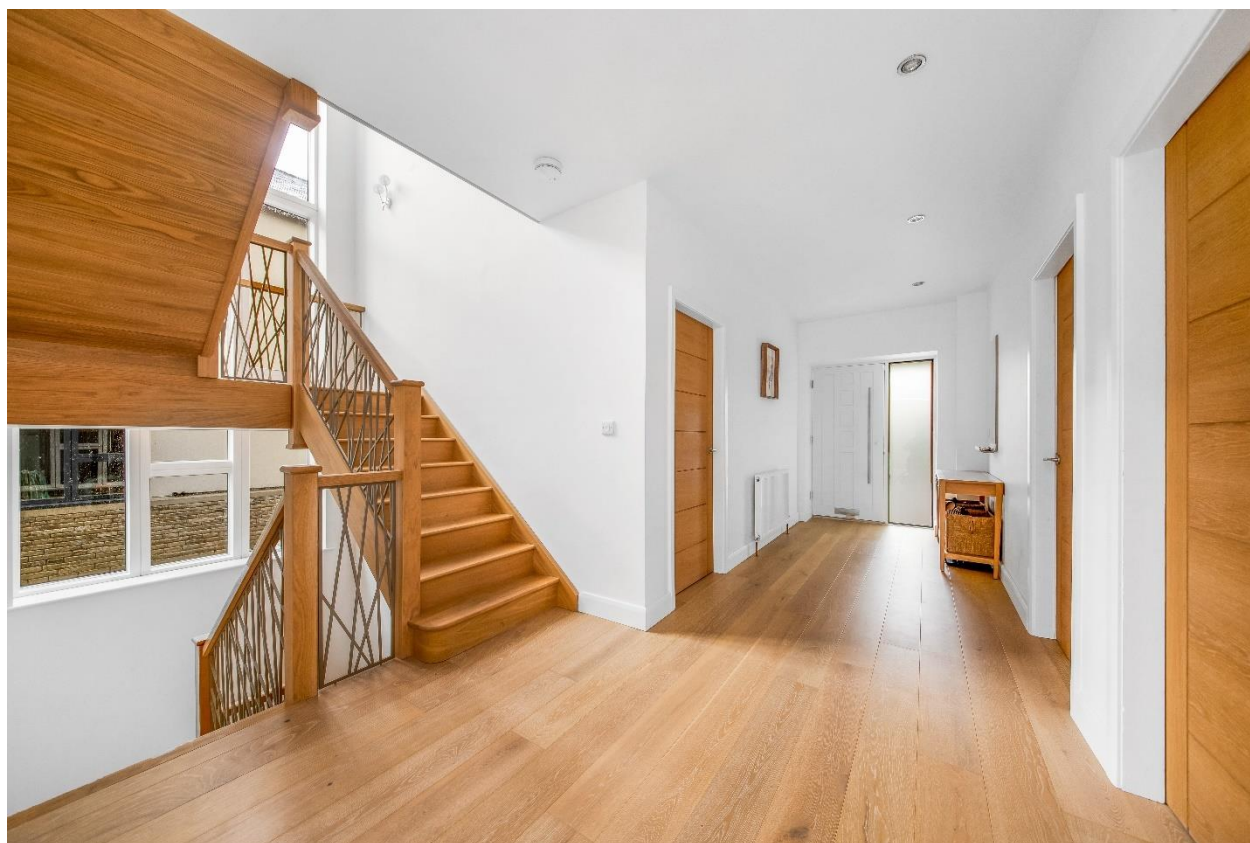
A MOST IMPRESSIVE, EXECUTIVE, DETACHED FAMILY HOME WHICH OFFERS A WEALTH OF VERSATILE AND SPACIOUS ACCOMMODATION ACROSS THREE STOREYS, COMPLIMENTED BY GENEROUS GARDENS BOASTING FABULOUS OPEN ASPECT VIEWS, ANNEX/MULTI-GENERATIONAL LIVING SPACE, AMPLE SPACE FOR THOSE WORKING FROM HOME AND LOCATED IN THE HIGHLY SOUGHT AFTER VILLAGE OF HOLMFIRTH. IN CATCHMENT FOR WELL REGARDED SCHOOLING, WITH PLEASANT WALKS ON THE DOORSTEP AND A SHORT DISTANCE FROM THE VILLAGE CENTRE. VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION AND SPACE ON OFFER.

The property accommodation briefly comprises; entrance hall, downstairs w.c. with cloaks cupboard, fabulous open-plan dining/kitchen (23'05" max x 29'05" max) with balcony, lounge and family room to the ground floor. The lower ground floor has independent access from the rear entrance hall, there is a lounge, utility room/kitchen, shower room, gymnasium and home office/bedroom. To the first floor there are four spacious double bedrooms and the house bathroom. The impressive principal bedroom has an en-suite shower room and walk-in wardrobe and bedrooms two and three share en-suite facilities. Externally the property is accessed off Burnlee Road via a shared driveway which leads to a block paved courtyard providing off street parking for multiple vehicles. The rear garden features a fabulous patio and decked terrace which leads to an enclosed lawn area. The rear gardens offer fantastic views across the valley. There is a detached double garage, artificial lawn area, a graveled hard standing and the garden continue into the woodland with wildflowers and pleasant aspects.

Offers Around £975,000

GROUND FLOOR

Enter the property through a beautiful solid timber door with adjoining double-glazed window with obscure glazed insert to the front elevation into a most welcoming entrance hall. With fabulous high-quality flooring, radiator, inset spotlighting to the ceiling and a radiator. There are oak doors providing access to the lounge, family room, downstairs w.c. and impressive open-plan dining/kitchen room. There are two beautiful oak staircases with ornate balustrade detailing that lead to the lower ground and first floor accommodation with feature glazed bank of windows which flood the entrance hall with a wealth of natural light.



GROUND FLOOR W.C.

As the photography suggests the ground floor w.c. features a modern contemporary two-piece suite comprising of low level w.c. with push button flush and a wall hung wash hand basin with vanity unit beneath and chrome mono-bloc mixer tap. The high-quality flooring continues through from the entrance hall. There is a ladder style radiator, double glazed window with obscure glass to the side elevation, extractor fan and inset spotlighting to the ceiling. There is access provided via an oak door to a useful airing cupboard. PLEASE NOTE The room has ample floorspace to accommodate a shower cubicle should a prospective buyer need such facilities.



LOUNGE

20'5" X 19'2"

The lounge is a light and airy reception room which benefits from a bank of double-glazed windows to the front elevation. The room is of neutral decor and features two ceiling light points and a radiator.



FAMILY ROOM

11'10" X 10'9"

The family room is a great addition to the property and is so versatile in its potential uses. The room features a double-glazed window to the front elevation with pleasant views across the front gardens, a central ceiling light point and radiator. This space could be utilised for a variety of uses such as a hobby room, home office, ground floor occasional bedroom and more.



OPEN-PLAN DINING/KITCHEN

29'5" X 23'5"

A most impressive wealth of space boasting triple aspect windows to the side and rear elevation, with fabulous open aspect views across the property's gardens with far reaching views in the distance toward Holme Moss. This fantastic room features high quality flooring, both inset spotlights and ceiling light points and there is a bank of French doors with adjoining windows which lead out to a balcony. Offering a great degree of flexibility with the sitting area and dining areas being easily reconfigured.



KITCHEN

The kitchen features high quality fitted wall and base units with handleless cupboard fronts and with complimentary Corian work surfaces over which incorporate a single bowl sink unit with beveled drainer and boiling hot water tap. The kitchen is well equipped with high specification appliances which include a Neff waist-level slide and hide oven and microwave combination oven with warming drawer. There is an integral fridge and freezer and integrated dishwasher. There is a fabulous breakfast peninsula with ceramic induction hob, ceiling mounted extractor above and with useful cupboards under. There is LED ambient lighting beneath the peninsula, soft closing doors and drawers and slide and hide bin storage.



DINING AREA

The dining area has fabulous three-quarter depth windows which offer a superb panoramic view across the valley and of the woodland aspect. There is a vertical column radiator, two ceiling lights and ample space for entertainment.



BALCONY

12'0" X 12'0"

The balcony is a great space for alfresco dining and enjoying the sunset. With composite decking flooring, brushed steel handrail and glazed balustrade. The balcony takes full advantage of the elevated position of the property with superb views across the gardens, woodland and far-reaching aspects toward Holme Moss.

LOWER GROUND FLOOR

The lower ground floor offers further versatile and spacious accommodation which could be utilised as an independent annex. The current vendors use this floor as additional accommodation to the home.

REAR ENTRANCE

A light and airy hallway which can be accessed independently from the rear of the property to the lower ground floor accommodation. There is a window to the rear elevation, high quality flooring, inset spotlighting to the ceiling and a radiator. There are doors leading to the shower room and inner hallway.



SHOWER ROOM

The lower ground floor shower room features a modern white, three-piece-suite comprises a low level w.c. with push button flush, pedestal wash hand basin and a shower cubicle with thermostatic rainfall shower head. There is a window to the side elevation and the high-quality flooring continues through from the rear entrance.



INNER HALLWAY

The inner hallway has a beautiful oak staircase with bespoke decorative balustrade which kite-winds to the ground floor. An impressive three-quarter depth bank of windows floods the inner hallway with a great deal of natural light. There is useful understairs storage, inset spotlighting to the ceiling, a radiator and oak doors provide access to the lounge, utility and gymnasium.



LOUNGE

16'8 X 12'0"

The lounge is a generous proportioned reception room which enjoys a wealth of natural light cascading from dual aspect windows, a bank of three-quarter depth windows, central French doors from the rear elevation and the additional window to the side elevation. There is ample inset spotlighting to the ceiling, two radiators and pleasant views across the gardens and with direct access onto the terrace through the French doors.



UTILITY ROOM / KITCHEN

12'0" X 7'5"

The utility room could serve as a kitchen for the lower ground floor accommodation if the prospective buyer requires. There is currently a bank of fitted base units with shaker style cupboard fronts and complimentary work surfaces over which incorporate a one and a half bowl stainless steel sink unit with chrome mixer tap. There is a window to the side elevation, inset spotlighting to the ceiling, an extractor fan and an oak door which encloses the hot water cylinder.



GYMNASIUM

19'3" X 12'0"

The gymnasium is a fantastic additional space which offers a multitude of possibilities, such as a home office, recreational space, playroom and more. The current vendors have this as a gymnasium and it features inset spotlighting to the ceiling, high quality flooring and has a door leading to a room which is currently utilised as a home office.



HOME OFFICE

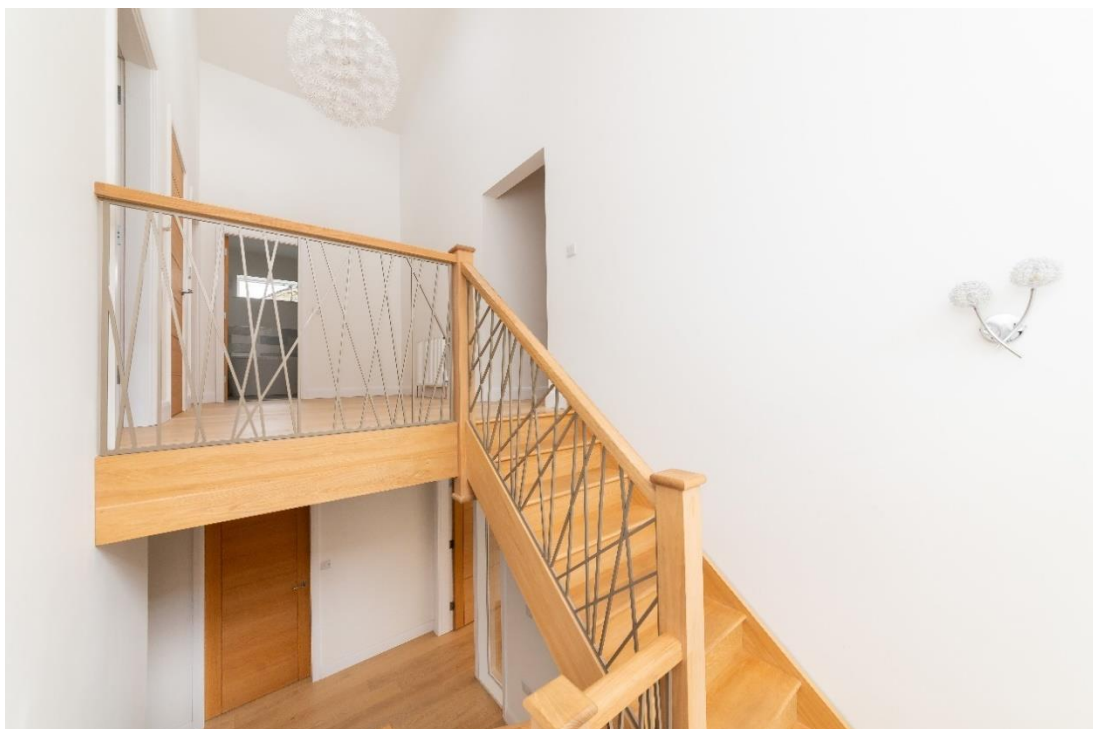
12'0" X 9'8"

A useful room, tucked away from the main hustle and bustle of the family home, this room could be utilised as a bedroom for the lower ground floor annex space. If additional space was required, floor-space could be acquired from the gymnasium as detailed on the example floorplan. The room currently features a window to the side elevation, inset spotlighting to the ceiling and a radiator.



FIRST FLOOR

Taking the kite winding staircase to the first floor you reach the landing which features an impressive open height vaulted ceiling with exposed timber beams and central chandelier point. A double-glazed window to the side elevation and the bank of windows which follow the staircase to the first floor provide a great deal of natural light from the side elevation. There are oak doors providing access to four double bedrooms and house bathroom.



BEDROOM ONE

20'0 x 18'0"

As the photography suggests bedroom one is a fabulous, proportioned king size bedroom which has ample space for free standing furniture. There is a bank of picture windows to the rear elevation which have breathtaking panoramic views across the valley and with far reaching views towards Holme Moss. There are two ceiling light points, two wall mounted reading light, two vertical column radiators and the principal bedroom benefits from a walk-in wardrobe and ensuite shower room facilities.



WALK IN WARDROBE

5'2" x 6'5"

The walk-in wardrobe features hanging rails and shelving and has ample space for free standing drawer units. There is inset spotlighting to the ceiling and a loft hatch with drop down ladder which provides access to a useful attic space.

EN-SUITE SHOWER ROOM TO BEDROOM ONE

9'5" x 5'2"

The en-suite shower room features a modern contemporary three-piece-suite which comprises a fixed frame walking shower with thermostatic rainfall shower head, a low-level w.c. with push button flush, a broad wash hand basin wall hung with vanity unit under and chrome mono-bloc mixer tap. There is a horizontal ladder style radiator, inset spotlighting into the ceiling, extractor fan and a double-glazed window to the side elevation.



BEDROOM TWO

12'0" x 11'9"

Bedroom two is a generous proportioned light and airy double bedroom which has ample space for free standing furniture. The room features a bank of double-glazed windows to the front elevation, a radiator, ceiling light point, television point and the room benefits from shared en-suite shower room facilities.



BEDROOM THREE

11'9" x 11'10"

Bedroom three is a similarly well-proportioned double bedroom which is light and airy and has ample space for free standing furniture. There is a bank of double-glazed windows to the front elevation, a ceiling light point and radiator. The room features a loft hatch with a drop-down ladder providing access to a useful play area and the room benefits from shared en-suite shower room facilities.



ENSUITE SHOWER ROOM TO BEDROOMS TWO AND THREE

9'8" x 5'0"

The en-suite shower room features a modern contemporary three-piece suite which comprises a fixed frame walking shower with thermostatic rainfall shower heads, a broad wash hand basin with vanity unit under, chrome mixer tap and a low level w.c. with push button flush. There is tiling to the splash areas, a double-glazed window with obscure glass to the elevation. There is an extractor fan, inset spotlighting to the ceiling on a motion sensor and high-quality flooring.



PLAY AREA

13'0" x 11'10"

Accessed via a drop-down ladder from bedroom three is a great space for a growing family. There is lighting and power, the flooring is bordered and carpeted and features a double-glazed skylight window to the side elevation.



BEDROOM FOUR

9'0" x 16'8"

Bedroom four is a light and airy dual aspect double bedroom which has ample space for free standing furniture. There are double-glazed windows to the side and rear elevation boasting fabulous views across the property's gardens, the woodland backdrop and with far reaching views across the valley. There is a ceiling light point and radiator.



HOUSE BATHROOM

7'4" x 8'0"

The house bathroom features a modern contemporary high quality three-piece-suite which comprises a double ended freestanding bathtub, a broad wall hung wash hand basin with vanity drawers beneath, chrome mono-bloc mixer tap and a low level w.c. with push button flush. There is attractive brick effect tiling to the splash areas, a fabulous Corian top with matching tiled splash back, a shaver point, chrome ladder style radiator and a double-glazed window to the side elevation. The house bathroom features a central ceiling light point and extractor fan.



DOUBLE DETACHED GARAGE

The double detached garage features an electric remote controlled up and over Hormann garage door. There is lighting and power in situ and additional storage available in the rafters.



REAR GARDENS

The rear garden features a fabulous patio and decked terrace which leads to an enclosed lawn area. The rear gardens offer fantastic views across the valley. There is a detached double garage, artificial lawn area, a graveled hard standing and the gardens continue into the woodland with wildflowers and pleasant aspects.









TENURE

This property is a Freehold property

EPC

The EPC energy rating is B

COUNCIL TAX

The property is in Council Tax Band G Kirklees MC

VIEWING

For an appointment to view, please contact the Holmfirth Office
on 01484 689689.

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 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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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OFFICE OPENING TIME

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