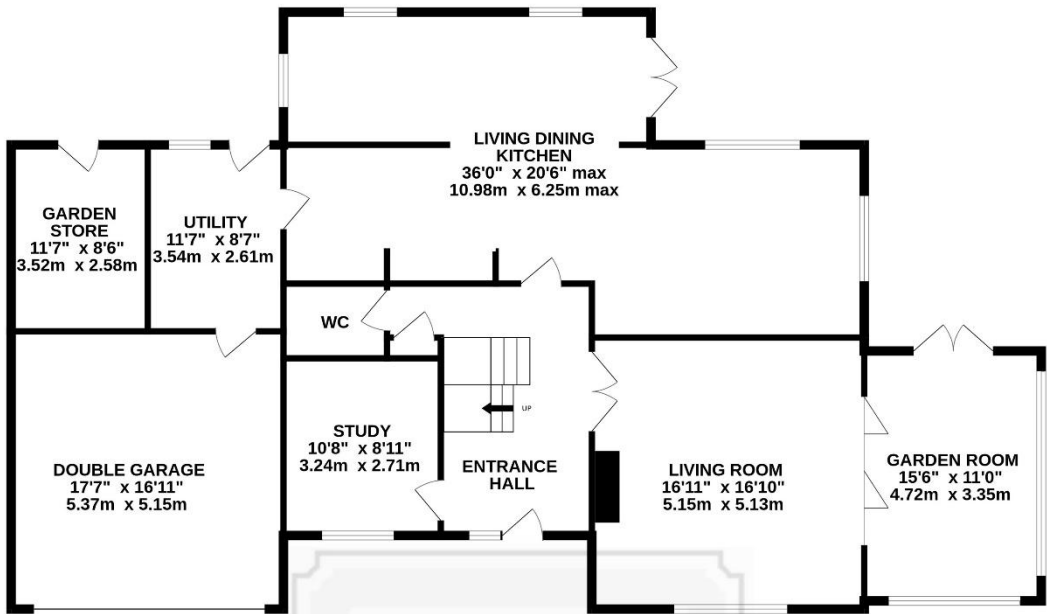


Simon Blyth
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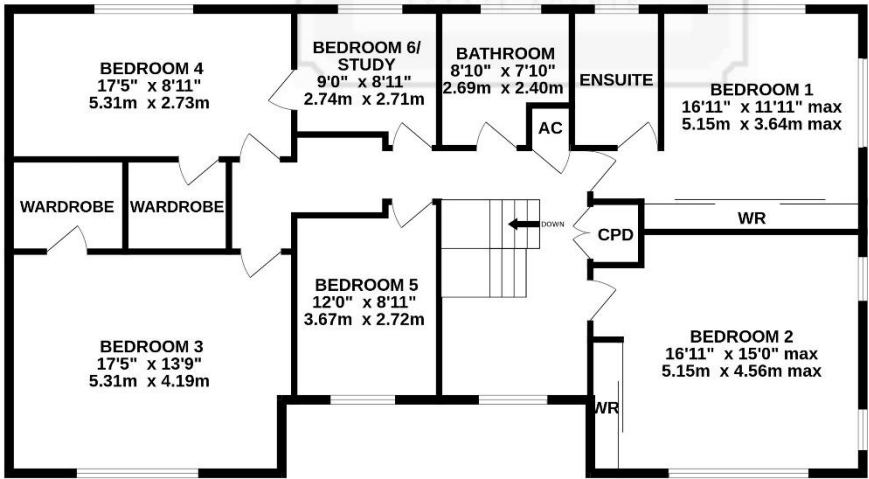


PARK VIEW HOUSE, HUDDERSFIELD ROAD, HOLMFIRTH, HD9 3TP

GROUND FLOOR



1ST FLOOR



HUDDERSFIELD 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

A very large and substantial, beautifully presented family home in large gardens and adjoining the park. Just off Huddersfield Road, a gentle walk into Holmfirth is achieved and lovely facilities within the park are there to be enjoyed. This six-bedroomed home is tastefully presented throughout and has a wonderful dining living kitchen overlooking the mature gardens, beautiful garden room, once again overlooking the gardens, and a large sitting room, ground floor home office off the impressive entrance hall, downstairs w.c., large utility room, six bedrooms, most of which are double. Bedroom one is served by an en-suite and house bathroom. With long driveway, double garage, this really is a home that offers a huge amount, both in terms of location, gardens and accommodation.

Offers Around £820,000

ENTRANCE

High quality uPVC and glazed door is set behind a stylish covered loggia area and has a matching obstacle glazed window to one side and gives access through to the entrance hallway.

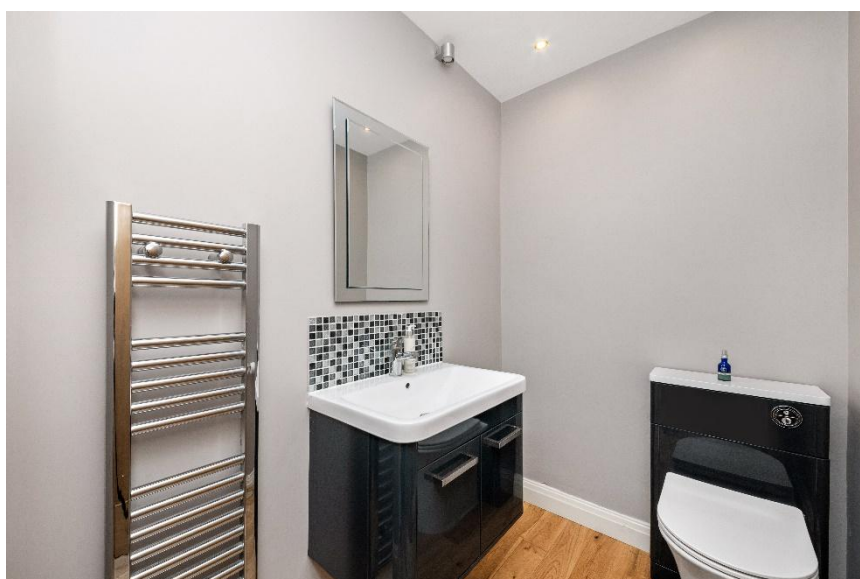
ENTRANCE HALLWAY

This entrance hallway is of particularly good size and is partially galleried to the first-floor landing, courtesy of the high-quality staircase. This with spindle balustrading turns and rises to the galleried first floor landing above. There are useful understairs storage cupboards, high quality oak flooring and inset spotlighting to the ceiling. There is a cloak / storage cupboard, and the flooring continues through to the downstairs w.c.



DOWNSTAIRS W.C.

Once again, superbly presented with low level w.c., stylish wash handbasin with cupboard beneath, tile splash back and mixer tap, heated tile railing, and spotlighting to the ceiling.



LOUNGE

Measurements – 16'11" x 16'10"

With the continuation of the oak flooring, this lounge is accessed courtesy of twin stylish doors with attractive door furniture. The lounge is a particularly good size and has a lovely view out of the property's large front gardens courtesy of a bank of four mullioned windows. The room has a broad chimney breast with raised hearth and fire surround, being home for a gas fire. There is inset spotlighting to the ceiling, and the room is also wired for sound. Fabulous oak bank of twin timber glazed doors with windows to either side, gives access through to the garden room.



GARDEN ROOM

Measurements – 15'6" x 11'0"

This lovely large garden room acts as a second sitting room and enjoys a spectacular view out over the front, side, rear gardens and the park land that is beyond. The scene is particularly delightful, with mature trees, a southerly aspect and river passing by. The room has a wall of exposed stone, high angled ceiling line with two Velux windows, inset spotlighting to the ceiling, glazing to three sides and twin glazed doors out to the large high quality raised decking and gardens beyond. With attractive flooring, the room is particularly welcoming.



STUDY

Measurements – 10'8" x 8'11"

Across the hallway is the study. This is of a good size and has a pleasant outlook to the front, courtesy of twin windows and has a central ceiling light point.



DINING LIVING KITCHEN

Measurements – 36'0" x 20'6" max

Fabulous feature to this home is this huge family space. It is beautifully presented, has underfloor heating to the high-quality flooring and wonderful number of windows and glazed doors giving access out and views out of the gardens and parkland beyond. There is inset spotlighting to the ceiling, chandelier point above the dining table area, other display shelving with spotlighting above and further high-quality features including provision for wall mounted TV and last but by no means least is the kitchen area.





KITCHEN AREA

Superbly appointed with beautiful island unit with breakfast bar seating for six persons and having features such as in-built drawers, induction hob and hot plate with centrally located extractor fan of Bora manufacture. There is a bank of in-built Miele appliances, including warming drawer and two ovens, integrated dishwasher, once again of Miele manufacture. The units are superbly presented at both high and low level, have an integrated trash drawer, fabulous working surface and pantry style cupboard with delightful shelving and integrated microwave.



UTILITY ROOM

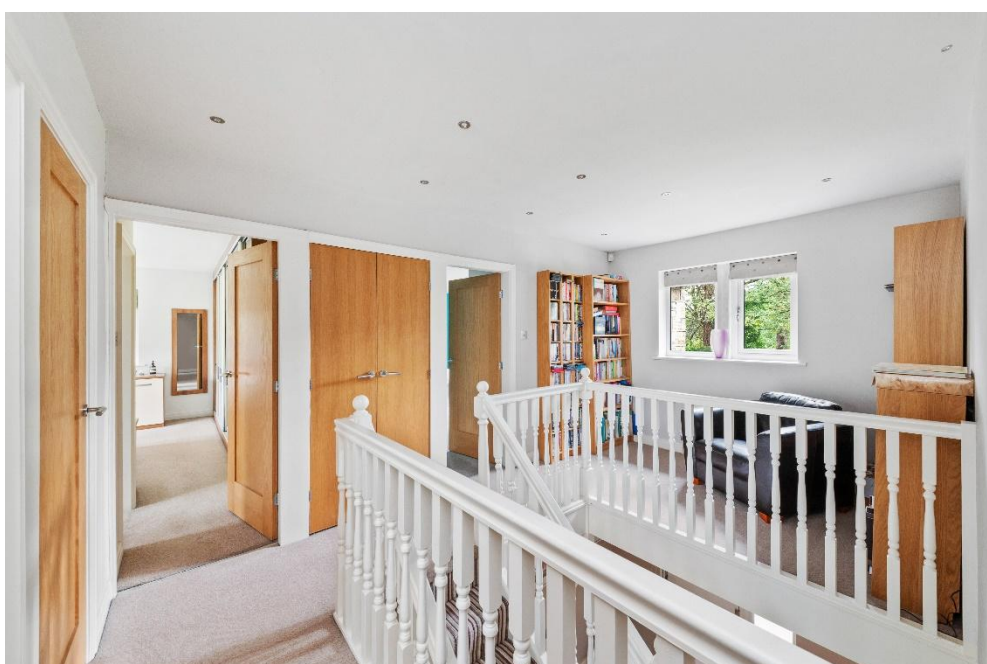
Measurements – 11'7" x 8'7"

Stylish door leads through to the utility room. This is a personal door through to the garage and out to the rear gardens. The utility room is very good size and has a good-sized window and a pleasant view, creel to the ceiling, cupboards at low level with working surface and stainless-steel sink unit, plumbing for automatic washing machine and space for dryer. This room is also home for the property's gas fired central heating boiler being wall mounted.



FIRST FLOOR LANDING

This, as previously mentioned, is to some extent galleried over the hallway and has a study / library area with inset spotlighting to the ceiling and twin windows giving a lovely outlook to the front, good sized shelved cylinder airing cupboard and further storage cupboard with shelving.



BEDROOM ONE

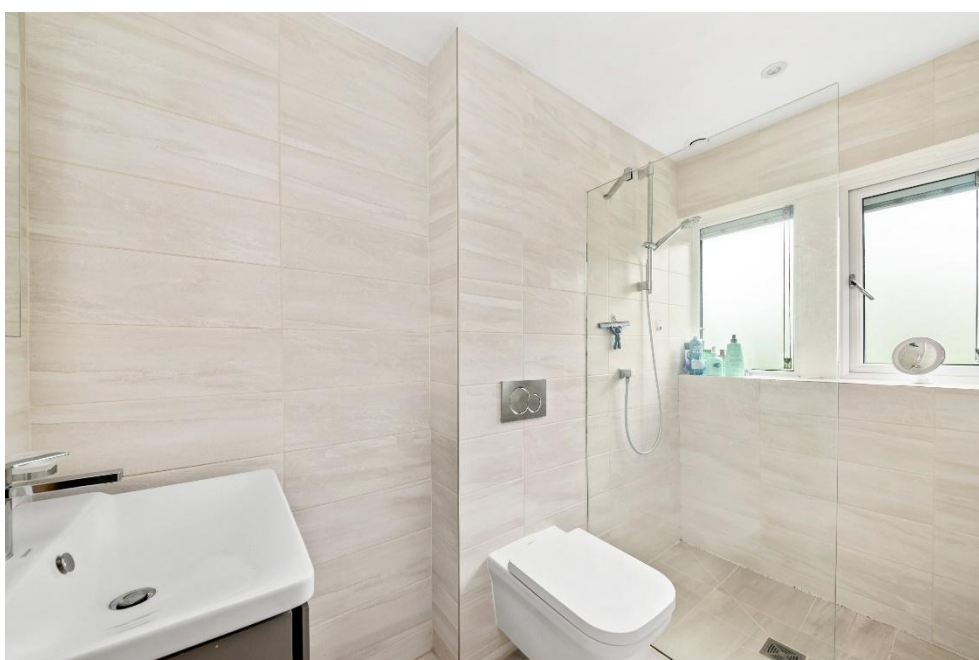
Measurements – 16'11" x 11'11" max

A beautiful double room enjoying a spectacular position with two banks of mullioned windows providing a huge amount of natural light and lovely views out over the property's gardens and park scene beyond. There is a central ceiling light point, full bank of high-quality inbuilt wardrobes and doorway leads to the ensuite.



EN-SUITE

With wet room style shower with fixed glaze screen and chrome fittings, concealed cistern, high quality wall mounted w.c and stylish wash hand basin with vanity unit and mixer tap above, stylish heated towel rail in chrome, ceramic tiling to the floor and to the full ceiling height, inset spotlighting, twin windows and extractor fan.



BEDROOM TWO

Measurements – 16'11" x 15'0" max

Once again, a lovely double bedroom with a similar outlook. A bank of 4 mullioned windows overlooking the property's front gardens and two windows giving a further outlook over towards the park. This good-sized double bedroom has a bank of in-built wardrobes.



BEDROOM THREE

Measurements – 17'5" x 13'9"

Once again with an outlook to the front, courtesy of a bank of four windows this room has two ceiling light points, it's of a particularly good size and has a large walk-in wardrobe / dressing room.



BEDROOM FOUR

Measurements – 17'5" x 8'11"

Positioned to the rear with a bank of three mullion windows with a long distance view out towards the parkland. This once again is a large double bedroom which has a good-sized walk-in wardrobe / dressing room being appropriately fitted. A personal door from bedroom four leads through to bedroom six, details of which are to follow.



BEDROOM FIVE

Measurements – 12'0" x 8'11"

A good-sized room, currently used as a home office / study with twin windows and a pleasant outlook to the front, inset spotlighting to the ceiling.



BEDROOM SIX

Measurements – 9'0" x 8'11"

A good-sized single room, currently used as a secondary home office. It also adjoins bedroom four, as previously described, and has twin windows, giving a lovely outlook to the rear.



HOUSE BATHROOM

Measurements – 8'10" x 7'10"

With a four-piece suite in white that comprises double-ended bath with stylish chrome mixer tap over, wash hand basin within a vanity unit, concealed system w.c. and good-sized shower with sliding glazed door, ceramic tiling to the full ceiling height, twin windows, large, heated towel rail, spotlighting to the ceiling and attractive flooring.



OUTSIDE

Park View House occupies a truly lovely location. It is set off a private drive with other neighbouring properties down from the main road and has its own personal driveway that is particularly long and gives access to the large garden and grounds. The driveway provides a good amount of parking and turning space and gives access to the integral double garage.



DOUBLE GARAGE

Measurements – 17'7" x 16'11"

This is a personal door through to the property's accommodation. It's fitted with an automatic door and with power, light and water.

GARDEN STORE

Measurements – 11'7" x 8'6"

To the rear of the garage and adjacent to the utility room is an externally accessed garden store currently used for storage but ideal for future workshop off the garage or additional space off the utility room.

GARDENS

These are perhaps best described by the photographs within the brochure. As can be seen, they are delightful, good sized, mature, with lovely, well-established borders. The side / rear garden is particularly private and is well enclosed by high quality fencing, ideal for children, pets and the like. It also has a gateway through to the neighbouring parkland. The garden has mature shrubbery and trees, an elevated decked area and a further flagged terrace. The gardens are served by external lighting and external water tap and are without doubt a fabulous asset to the home.





ADDITIONAL INFORMATION

It should be noted the property has gas fired central heating with underfloor heating to the dining living kitchen, high quality double glazing throughout, an alarm system and CCTV system in place.

ADDITIONAL INFORMATION

EPC rating –

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – G

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.

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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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Sunday - 11:00 to 16:00



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