

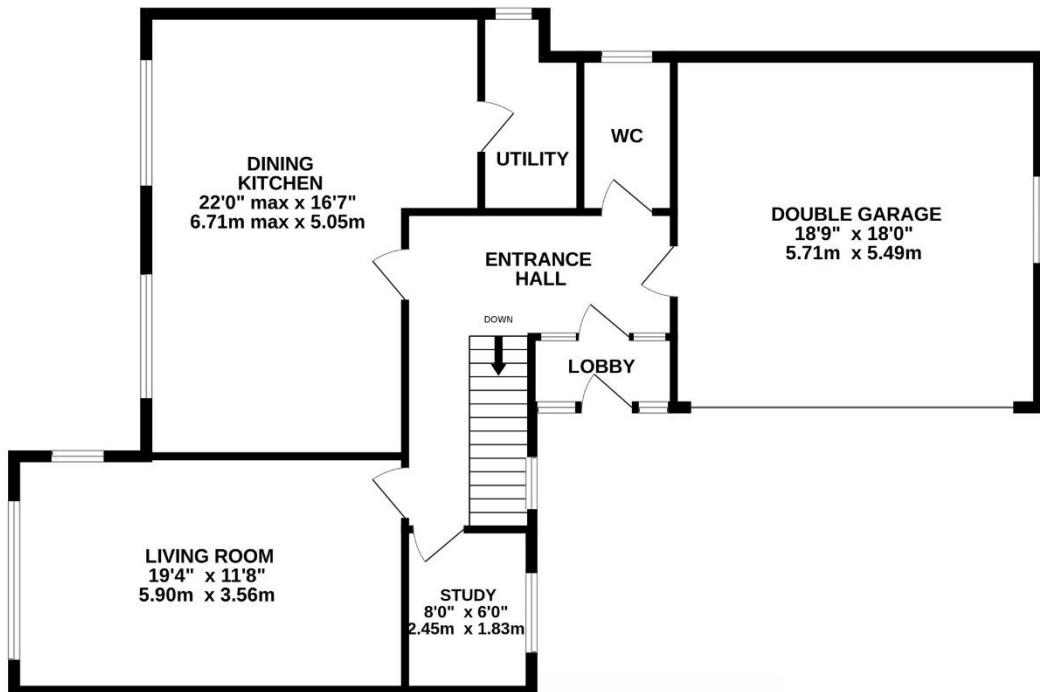


**Simon Blyth**  
ESTATE AGENTS

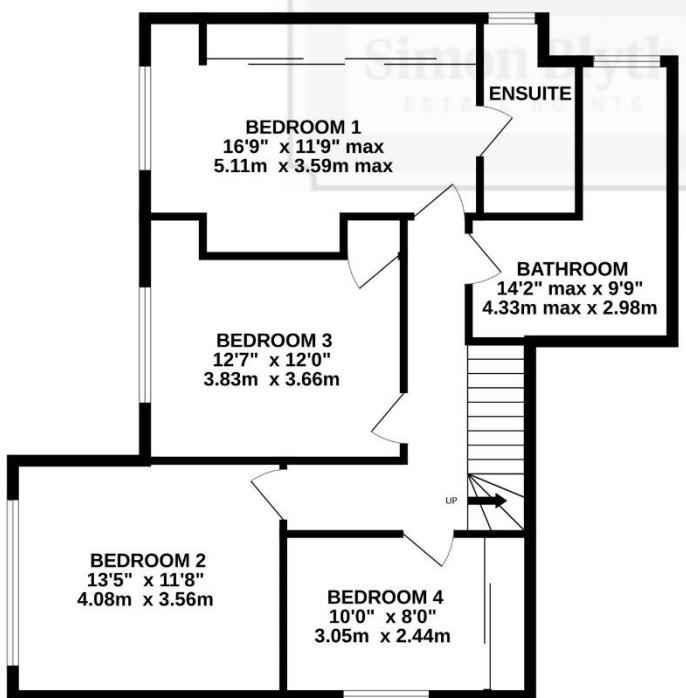


**LIVINGSTONE HOUSE, BROADBENT CROFT, OFF SOUTHGATE, HONLEY, HOLMFIRTH**

GROUND FLOOR



LOWER GROUND FLOOR



BROADBENT CROFT

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

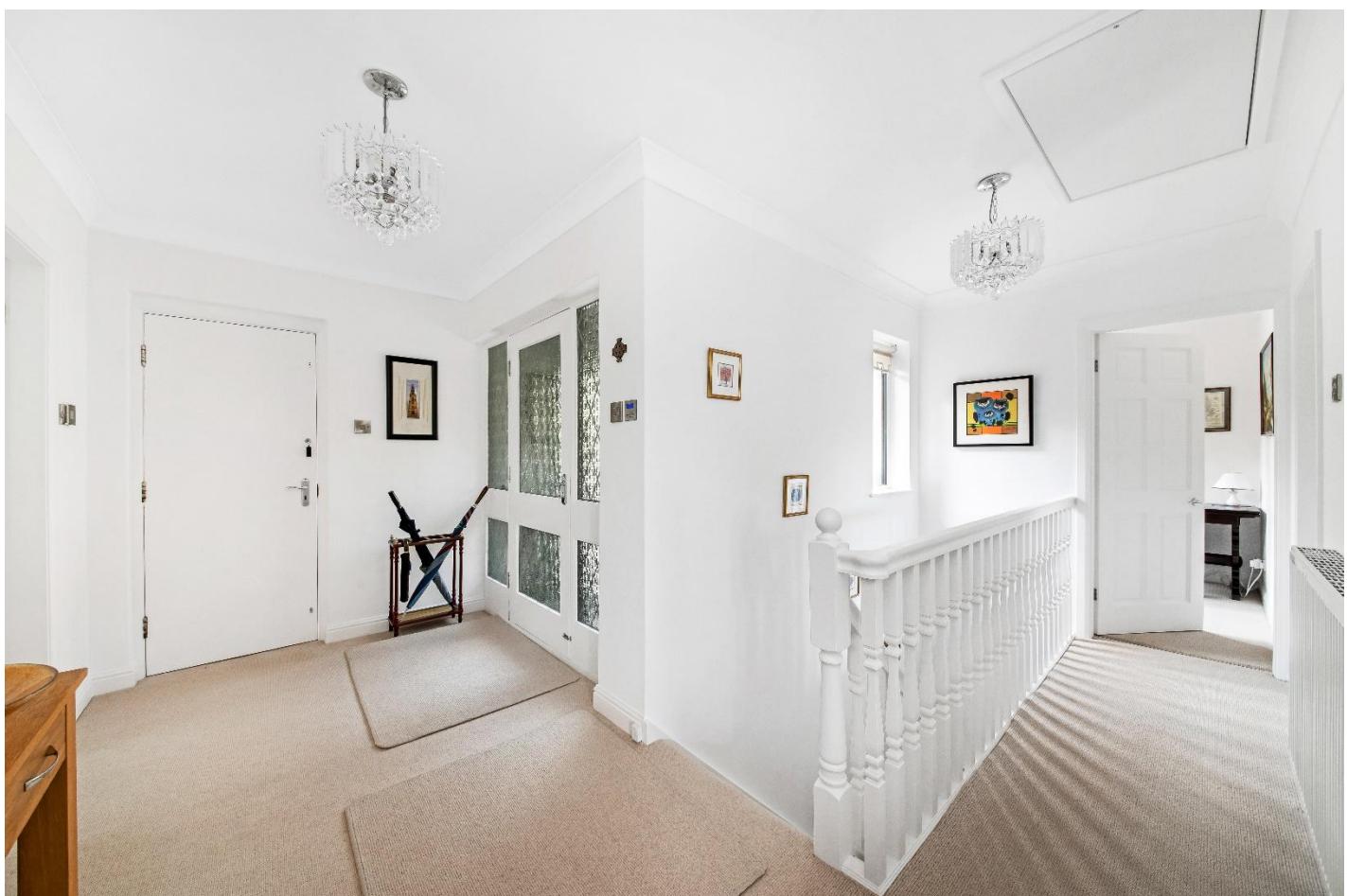
IN A LOVELY POSITION, THIS BEAUTIFUL STONE DETACHED FOUR BEDROOM HOME IS JUST A SHORT WALK AWAY FROM HONLEY'S BUSTLING CENTRE YET HAS RURAL WALKS CLOSE BY AND A FABULOUS VIEW OVER ITS MATURE GARDENS AND THE VALLEY BEYOND TOWARDS CASTLE HILL. WITH A DOUBLE GARAGE AND LARGE DRIVEWAY THE HOME HAS ITS PRINCIPAL ROOMS ON THE UPPER GROUND FLOOR LEVEL TAKING FULL ADVANTAGE OF THE VIEWS. The impressive accommodation briefly comprises, w.c., large lounge, study, superb living dining kitchen, once again with super views, four bedrooms all a good size, bed one with en suite and house bathroom, delightful mature gardens and all a short walk away from the varied facilities including schools, train station, cricket ground and shops.

EPC: C Council Tax Band: F Tenure: Freehold

**Offers Around £630,000**

## HALLWAY

A high quality, UPVC and obscure glazed door with matching glazed panels to either side leads through to the entrance lobby. This, with exposed stonework, has a timber glazed door, once again, with matching glazing leading through to the entrance hallway. This impressive entrance hallway has a high ceiling height, two chandelier points, coving to the ceiling, a window giving a pleasant outlook to the front and a loft access point. The hallway also has a personal door through to the property's substantial double garage and a doorway also leads through to the lounge.



## DOWNSTAIRS WC

This is fitted with low level w.c. of a stylish nature, stylish, wall-mounted wash handbasin of Roca manufacture, stylish mixer tap and tiled splashback, chrome central heating radiator/heated towel rail, oak flooring and large, twin windows. A doorway leads through to the lounge.

## LOUNGE

Measurements – 19'4" X 11'8"

This, as the photograph and floor layout plan suggest, is a particularly good-sized room. It has a stunning view across the valley with a view of Castle Hill on the wooded valley side beyond. This is courtesy of a bank of four mullioned windows and there is a further window giving a delightful view over the gardens and up towards Thurstonland Bank. The room has tasteful décor, is fitted with two wall light points and two chandelier points and has a particularly stylish pebble, gas-flame fire.



## DINING LIVING KITCHEN

Measurements – 22'0" X 16'7"

From the hallway, a doorway leads through to the fabulous dining/living kitchen. This once again, takes full advantage of the stunning views across the valley, courtesy of six windows in total. The room is beautifully proportioned, has inset spot lighting to the ceiling, chandelier point above the dining area, fabulous oak flooring and a wealth of units, these being at both the high and low level, having granite working surfaces and the island unit is also topped with a beautiful granite working surface. The units incorporate high-quality appliances including double oven of stainless steel and glazed manufacture, matching microwave oven, ceramic hob and extractor fan in stainless steel and glazing over. There is a wine cooling fridge, Franke inset one-and-a-half bowl sink unit with mixer tap above. There is a freestyle American style fridge/freezer, provision for wall-mounted TV, Antony Gallo ceiling mounted speakers wired with a DAB aerial socket, vertical, stylish central heating radiator, lights operated by dimmer switch, tasteful décor and a doorway leads through to the utility room.





### UTILITY ROOM

This has a continuation of the oak flooring, units at both the high and low level, attractive working surfaces, room for an automatic washing machine and tumble dryer and plumbing for a dishwasher. The useful storage cupboards reach up to the full ceiling height and there is a window giving a pleasant outlook.



### STUDY / HOME OFFICE

Measurements – 8'0" X 6'0"

This has a pleasant outlook to the driveway side and is of a good size. It has two windows and central ceiling light point.



### STAIRCASE

The staircase leads down to the lower ground floor level. This lower hallway is once again, of a good size, has inset spot lighting to the ceiling and gives access to the following rooms:

## BEDROOM ONE

Measurements – 16'9" X 11'9"

A beautiful double bedroom with a stunning view out over the property's large gardens and with terrific long-distance views beyond. The room enjoys a good amount of natural light, courtesy of a bank of three mullioned windows. There is a large amount of bedroom furniture including substantial in-built robes and dressing table/desk, provision for a wall-mounted TV and inset spotighting to the ceiling.



## EN SUITE

The en suite has a three-piece suite that comprises of a fixed glazed screen shower with Grohe fittings, a low-level w.c. and vanity unit with wash handbasin and mixer tap above. All is superbly presented. There is delightful flooring and inset spotighting to the ceiling and combination central heating radiator/heated towel rail in chrome. There is also an extractor fan and electric razor / toothbrush charging points.



## BEDROOM TWO

Measurements – 13'5" X 11'8"

Currently used as a second sitting room with a bank of four mullioned windows giving a stunning view out over the property's large gardens and lovely long-distance rural views. There is provision for wall-mounted TV, a central ceiling light point and all is tastefully presented.



## BEDROOM THREE

Measurements – 12'7" X 12'0"

Yet again, another double bedroom which has super views across the gardens and valley, courtesy of a bank of three mullioned windows. The room has in-built cupboards and central ceiling height point.



## BEDROOM FOUR

Measurements – 10'0" X 8'0"

A pleasant room with an outlook to the side, courtesy of twin windows and a full bank of high-quality, in-built robes, central ceiling light point.



## HOUSE BATHROOM

Measurements – 14'2" X 9'9"

The property's house bathroom is beautifully appointed and has high quality flooring, inset spot lighting to the ceiling. It has twin windows, a four-piece suite including large, fixed-glazed screen shower with Grohe chrome fittings, stylish Roca wash hand basin with mixer tap and delightful splashback above, low level w.c. of high-quality manufacture and spa bath with again, attractive, tiled splashbacks. There is an extractor fan, electric razor / toothbrush charging points and central heating radiator/heated towel rail in chrome.



## OUTSIDE

The property occupies a delightful position, off a private driveway of similar style homes, just off Southgate, which itself is just a short walk away from Honley's bustling centre. The property has a large driveway, providing parking for at least four cars and giving access to the attached/integral double garage.

## DOUBLE GARAGE

The double garage is a particularly broad and has a high-quality modern, up-and-over door which is operated via remote control. The height of which will accommodate most four-wheel drives and camper vans etc. The double garage is substantial, has a high ceiling height, a bank of three windows, is fitted with power, light and water and is also home for the property's Vaillant, gas-fired central heating boiler.

## GARDENS

The property's gardens truly need to be viewed to be fully appreciated. They are extremely well-tended and have a combination of good-sized lawns and well-stocked flowering beds. There are particularly pleasing sitting out areas and most of the gardens enjoy the lovely cross-valley views. The gardens are particularly private, are on differing levels and provide the family with a garden of great interest which is extremely well-stocked and cared for.

The hard landscaping including steps and sitting out spaces, has been particularly well-created of high quality. It should be noted that there is external lighting, external water tap, external power points and the pathway circles the home.





## ADDITIONAL INFORMATION

The local amenities are very close by, including the theatre on Southgate and the shops and bustling centre of Honley just a short distance away, providing restaurants, pubs and the like. The village has a substantial number of differing facilities including well-regarded schools, both infant and senior and has a good amount of public transport including the train service.

It should be noted that the property has gas-fired central heating. It should be also further noted that the property has under-floor heating to the bathrooms and to the separate w.c. off the hallway. The property has external lighting, as previously mentioned and double glazing. Carpets, curtains and certain other fixtures and fittings may be available under separate negotiation.

**EPC rating – C**

**Property tenure – Freehold**

**Local authority – Kirklees Council**

**Council tax band – F**

## 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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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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