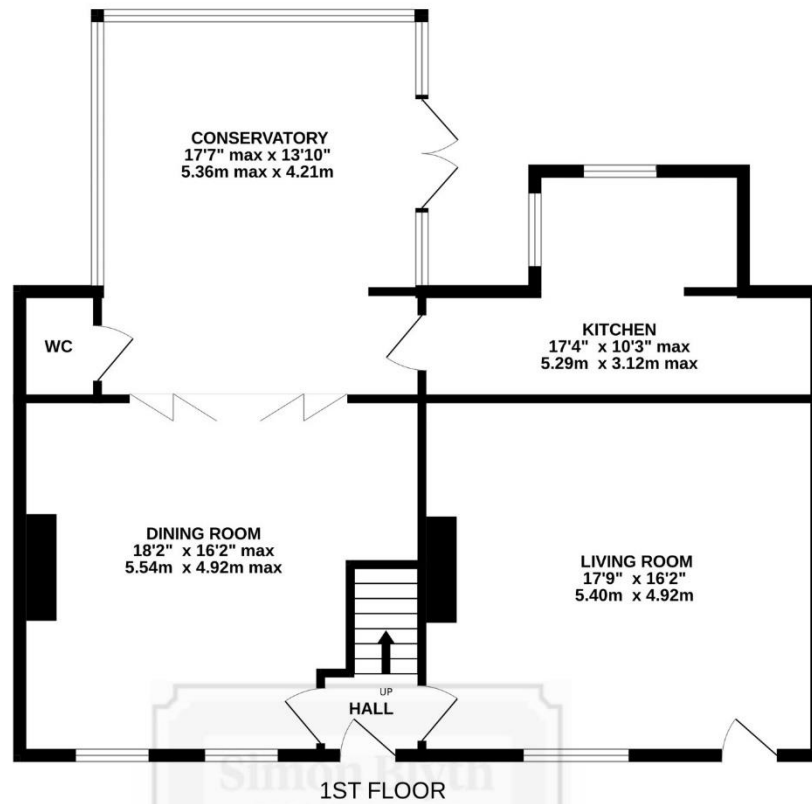


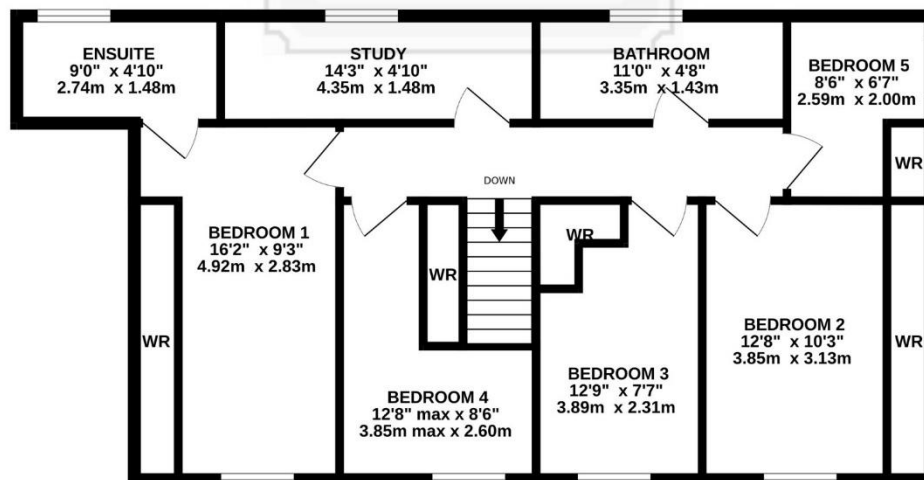


NEVINS ROAD, DEWSBURY, WF13 3AJ

GROUND FLOOR



1ST FLOOR



NEVINS 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.
Made with Metropix ©2025



PROPERTY DESCRIPTION

A REMARKABLE FIVE BEDROOMED HOME CREATED FROM TWO LARGE PROPERTIES, THIS VERY SPACIOUS HOME HAS BEEN EXTENDED ON THE GROUND FLOOR, WITH A LARGE CONSERVATORY AND KITCHEN EXTENSION AND THE SPACE WITHIN TRULY MUST BE SEEN TO BE FULLY APPRECIATED AND UNDERSTOOD, WITH HIGH QUALITY FITTINGS THROUGHOUT, THE HOME BRIEFLY COMPRISES OF LARGE LOUNGE, FABULOUS DINING ROOM, OPENING THROUGH TO THE CONSERVATORY PROVIDING A HUGE AMOUNT OF OPEN PLAN FAMILY SPACE, BEAUTIFULLY APPOINTED KITCHEN WITH PARTIAL GLAZED ROOF, FIVE BEDROOMS, THREE DOUBLE, BEDROOM ONE WITH ENSUITE, ALL WITH INBUILT BEDROOM FURNITURE, HOME OFFICE/STUDY AND HOUSE BATH/SHOWER ROOM. HAVING PARKING AREA TO THE SIDE, ON STREET PARKING TO THE FRONT, LOCAL AMENITIES CLOSE BY AND SOLAR PANELS WITH THE INITIAL HIGH FEED IN TARIFF BELONGING TO THE PROPERTY.

Offers Around £360,000

ENTRANCE HALL

Attractive UPVC obscured glazed door gives access through to the entrance lobby, this entrance lobby has attractive timber effect flooring, and a stylish and timber glazed door leads through to the living room.



LIVING ROOM

Measurements – 17'9" x 16'2" (5.40m x 4.92m)

This particularly pleasant room is of a good size, has a high ceiling height, two ceiling roses with chandelier points, decorated to a high standard having coving, beautiful, raised fireplace with marble surround all home for a gas coal burning effect fire. The room has a window to the front and an additional door.





DINING ROOM AND ADJOINING CONSERVATORY

Dining room measurements – 18'2" x 16'2" max (5.54m max x 4.92m)

Conservatory measurements – 17'7" x 13'10" max (5.36m max x 4.21m)

A further timber and glazed door gives access to the fabulous combination of dining room and conservatory, this huge, large living space has two windows to the front, and a fabulous conservatory overlooking the properties enclosed garden areas to the rear. With beautiful flooring the room is decorated to a high standard and has a chandelier point within the dining area, and a further lighting within the conservatory, a doorway gives access to a good-sized downstairs WC, and a further doorway leads through to the kitchen.





DOWNSTAIRS W.C.



KITCHEN

Measurements – 17'4" x 10'3" (5.29m x 3.12m)

The kitchen as the photographs suggest is very well appointed, it has stylish units at the high and low level, with a delightful number of working surfaces and matching splashback, in Silestone, there is a further conservatory area resulting in large proportion of the roof being glazed, giving a particularly stylish and open feel also having two windows overlooking the rear garden area. With a five-ring gas hob, with stylish extractor fan over, integrated microwave, two integrated double ovens, integrated ceiling height fridge and freezer unit and there is an integrated washing machine and dishwasher, and floor is fully tiled.





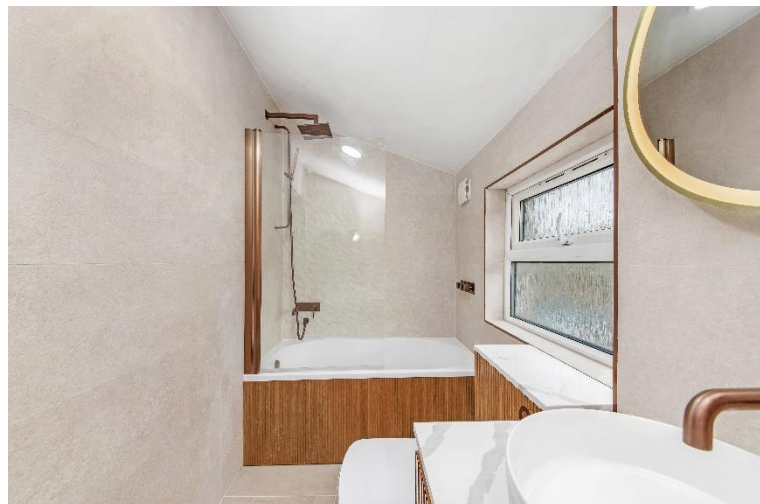
FIRST FLOOR LANDING

Staircase with timber handrail rises to the first floor this has inset spotlighting to the ceiling, and a doorway leads through to a study/library.

BEDROOM ONE WITH ENSUITE

Bedroom One measurements – 16'2" x 9'3" (4.92m x 2.83m)

A good-sized double room, with a window to the front, full bank of high quality, inbuilt robes with sliding doors and a doorway that leads through to the ensuite, the ensuite is finished with a three-piece suite in white, ceramic tiling to the full ceiling height, obscure glazed window, attractive ceiling, central heating radiator/towel rail in brushed brass.



BEDROOM TWO

Measurements – 12'8" x 10'3" (3.85m x 3.13m)

Currently used as the principal bedroom, this once again has a window to the front, bank of high-quality in-built robes with sliding doors.



BEDROOM THREE

Measurements – 12'9" x 7'7" (3.89m x 2.31m)

Once again, a double room, with a window to the front, and a large amount of inbuilt bedroom furniture, including robes and draws.



BEDROOM FOUR

Measurements – 12'8" max x 8'6" (3.85m max x 2.60m)

A good-sized single room, with a window to the front, and a bank of inbuilt robes, with sliding doors, and loft access point.



BEDROOM FIVE

Measurements – 8'6" x 6'7" (2.59m x 2.0m)

A good-sized single room, with a window to the front, and a bank of inbuilt robes, with sliding doors, and loft access point.



STUDY/HOME OFFICE

Measurements – 14'3" x 4'10" (4.35m x 1.48m)

This with many inbuilt cupboards and display shelving, is the most useful room, it has twin windows giving an outlook to the rear, it is also home to the property's gas fired central heating boiler and for the property's hot water tank.



HOUSE BATHROOM/SHOWER ROOM

Measurements – 11'0" x 4'8" (3.35m x 1.43m)

Well-appointed with very large shower, with fabulous antique copper finished fittings, low level WC, of a stylish nature, and wash hand basin with vanity cupboard beneath, ceramic tiled flooring, ceramic tiling to the full ceiling height, angled ceiling line and obscured glazed window.





OUTSIDE

To the front, the property is street lined, to the rear there is an enclosed good sized garden area, predominantly paved, and well secured with well-established boundaries, this rear garden area has an external access gate to the side. The property also has a paved parking area to the side.



ADDITIONAL INFORMATION

Please note the property has UPVC double glazing, and gas fired central heating, and has been subject to a renovation scheme over recent times which creates a large amount of family space both on the ground and on the first-floor levels. The home which has been created from two homes offers flexibility and space throughout and is also fitted with solar panels, with on street parking to the front set in this Cul de sac location, the home occupies a position which is close to local village amenities. Please also note part of the en-suite is positioned above the neighbouring property.

Property information

Property tenure – Freehold
EPC rating – B expires March 2035
Local authority – Kirklees Council
Council Tax Band – TBC

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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

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 TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 07/07/2025

PROPERTY VIEWING NOTES -



MAIN CONTACTS

T: +44 (0)1924 361631

W: www.simonblyth.co.uk

E: rebecca.blyth@simonblyth.co.uk

E: wakefield@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

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