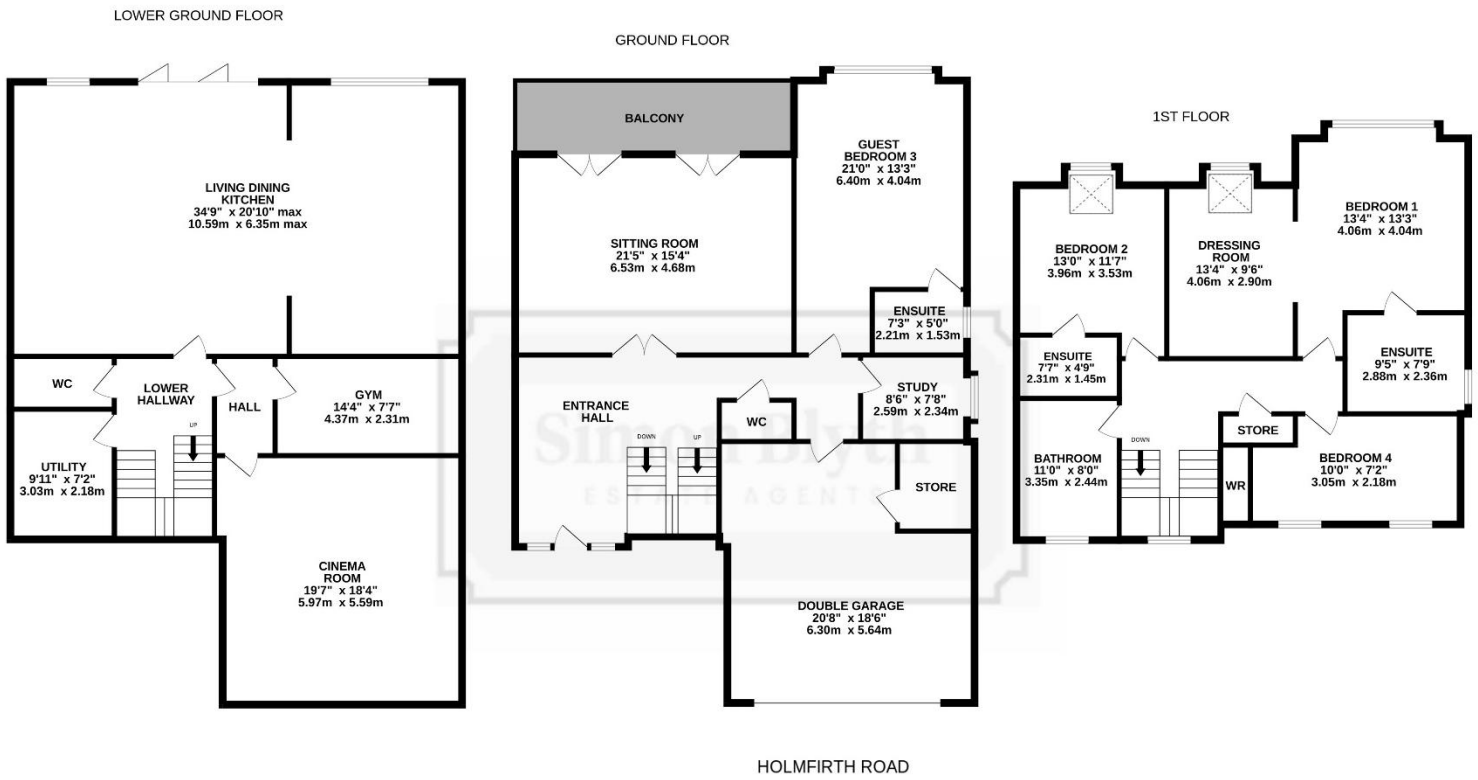


Simon Blyth

ESTATE AGENTS



ROSEMOUNT, HOLMFIRTH ROAD, NEW MILL, HOLMFIRTH, HD9 7JY



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 FABULOUS SUBSTANTIAL THREE STOREY FAMILY HOME WITH A SUPERB ARRAY OF LARGE LIVING SPACES INCLUDING A STUNNING LIVING AND DINING KITCHEN AREA COMPLETE WITH DOUBLE BI-FOLD DOORS LEADING OUT TO AN IMPRESSIVE PATIO AND LAWNED GARDEN WITH TWO FURTHER OUTDOOR TERRACED AREAS BEYOND. SITUATED IN THIS HIGHLY SOUGHT AFTER LOCATION, THIS LIGHT AND EXPANSIVE PROPERTY IS A BEAUTIFUL FAMILY HOME, PROVIDING SPACE AND LUXURY WHERE INDOOR AND OUTDOOR LIVING END ENTERTAINING COME TOGETHER THIS PROPERTY HAS TO BE SEEN TO BE FULLY APPRECIATED.

It briefly comprises, impressive entrance hall with staircase both up and down, lower ground floor, w.c, fully equipped cinema room, impressive living dining kitchen, utility room, principle hallway, large sitting room with doors out to balcony, guest bedroom with ensuite, downstairs w.c, personal door to double garage, study, first floor landing, three double bedrooms, two with ensuites, bed one which is a stunning room with fabulous double height glazed window and adjoining large dressing room, large house bathroom, all bathroom fittings being of an exceptional standard, substantial driveway, additional parking area, superb landscaped gardens over three levels, the principle level being particularly large and impressive, secondary level a superb entertainment garden space and the third level being a vegetable style garden with lane to the rear. With a very high specification throughout, close to highly regarded schools, transport links and local amenities, this home must be viewed for those who seek an extraordinary amount of space in a delightful location.

Price: £925,000

ENTRANCE

High quality door, sits behind a delightful stone porch, giving shelter. This entrance door has glazed panels to either side and inset leaded glazed panels within the door. It leads through to the large and impressive entrance hallway that sets the scene in terms of style and high-quality decor. There's beautiful flooring, attractive panelling to the walls, panelled style to the walls, coving to the ceiling and wall and chandelier points. The staircase, which is particularly stylish and of high quality, leads down to the lower ground floor and up to the first-floor level. On this level, twin doors lead through to the sitting room, w.c/cloakroom and integral garage.



W.C./CLOAKROOM

This once again is a continuation of the attractive flooring, low level WC, a vanity unit, beautifully finished with ceramic tiling the half height, chrome central heating radiator/ heated towel rail, inset spotlight to the ceiling and the extractor fan.



SITING ROOM

Measurements – 21'5" x 15'4"

This large and elegant room has a continuation of the beautiful flooring, period style central heating radiators, superb decor to the walls, two chandelier points to the ceiling and twin glazed doors out to the balcony. These doors provide a large amount of natural light to the room and direct access out to the good size balcony. There is a pleasant view out over the property's rear gardens and across the valley. The balcony is of a good size, has beautiful flooring, external lighting and raised stone walling with attractive wrought iron balustrading.



STUDY

Measurements – 8'6" x 7'8"

With an outlook to the side, this good size home office/study has a continuation of the attractive flooring, period style central heating radiator and inset spotlighting to the ceiling.



GUEST BEDROOM/BEDROOM THREE

Measurements – 21'0" x 13'3"

This large and impressive double bedroom has a lovely view out over the property's rear gardens and valleys scene beyond. Once again, there's attractive flooring, inset spotlighting to the ceiling, particularly pleasant decor, period style central heating radiator and doorway leads through to the en suite.



ENSUITE TO BEDROOM THREE

Measurements – 7'3" x 5'0"

This en suite is superbly appointed with fabulous tiling, both to the walls and to the floor. There are many high-quality design features, obscure glazed window, heated towel rail, concealed cistern w.c., stylish wash hand basin with cupboard beneath and mixer tap above, fabulous shower fittings, as the photograph demonstrates.



LOWER HALLWAY

Staircase leads down to the lower hallway. This hallway has fabulous flooring, continuation of the high-quality décor and the doorway leads through to the truly amazing dining, living, kitchen.



DINING LIVING KITCHEN

Measurements – 34'9" x 20'10" max

A huge room with a huge amount of glazing overlooking the large gardens and with bi-fold doors giving direct access out to the gardens. There is superb flooring, a huge amount of lighting points, including chandelier points above the island unit. The kitchen is beautifully fitted with a fabulous range of integrated, high specification appliances. There is a twin bowl sink unit with stylish hot tap, integrated ovens, microwaves, plate warming drawer, induction hob, dishwasher, wine fridge. and two large, high-capacity fridge freezers. There's a beautiful breakfast bar, as demonstrated in the photographs, with fabulous lighting points above. With inset spotlighting and high-quality decor, the living area of the room is enormous and again has a stunning view out of the gardens.



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SECONDARY CLOAKROOM

Off the hallway, as previously mentioned, the doorway gives access to the secondary cloakroom/w.c, beautifully appointed with low level w.c and vanity unit. There's inset spotlight in the ceiling, continuation of delightful flooring and extractor fan.



UTILITY ROOM

Measurements – 9'11" x 7'2"

Superbly appointed and of a particularly good size. With period style sink with mixer tap above, plumbing for automatic washing machine, space for dryer, good amount of storage cupboards, attractive flooring, extractor fan and inset spotlighting to the ceiling.



GYM

Measurements – 14'4" x 7'7"

Here we have two rooms, first of which is the gym with inset spotlighting to the ceiling and the extractor fan.

This is a good-sized room with a particularly good ceiling height, as the photograph suggests.

And lastly, but by certainly no means least on this level, is the cinema room.



CINEMA ROOM

Measurements – 19'7" x 18'4"

A stunning, large, fully equipped, beautifully presented cinema room. Being particularly versatile, whether this wished to be used as a games room or playroom, it occupies a super position within the home and provides an exceptional family feature.



FIRST FLOOR LANDING

Staircase turns and rises from the entrance hallway up to the first-floor landing. This has a beautiful half landing window, providing a huge amount of natural light and a pleasant view out of the property's front gardens. The first-floor landing is decorated in a stylish manner; there's a loft access point and a very large walk-in shelved linen cupboard.



BEDROOM ONE

Measurements – 13'4" x 13'3"

A stunningly beautiful double bedroom with an enormous view across the valley, courtesy of a particularly large window. The bedroom is presented exceptionally well and has a chandelier point, inset spotlighting and two wall light points. There is provision for wall mounted TV and period style central heating radiator, broad opening leads through to the dressing room.



DRESSING ROOM

Measurements – 13'4" x 9'6"

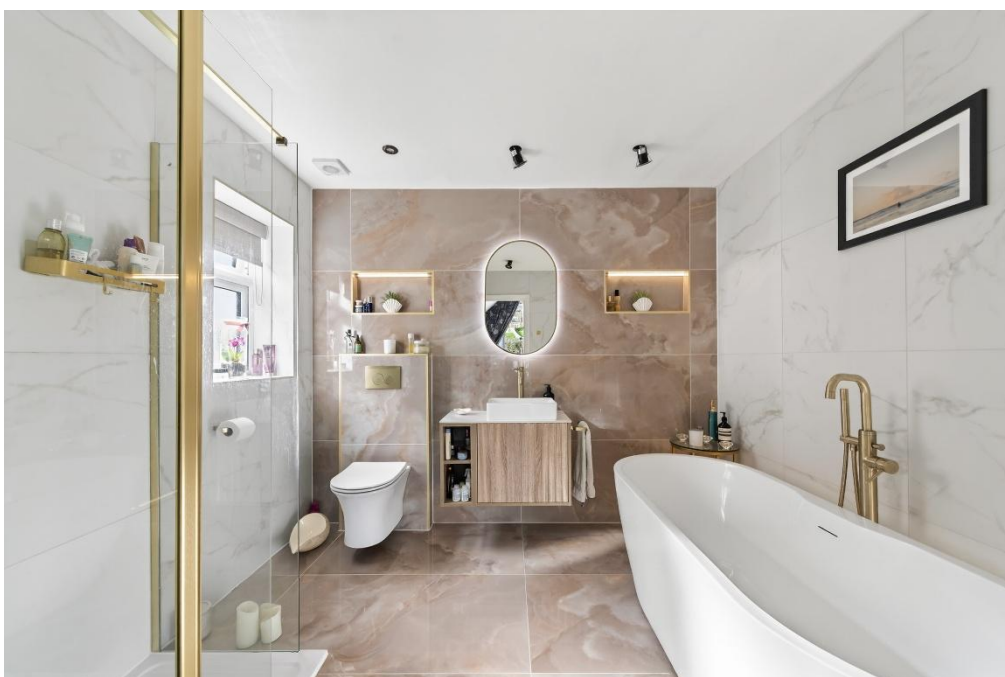
Superbly appointed with fabulous wardrobes, dressing table, window giving a lovely view out to the rear gardens and large velux window.



ENSUITE

Measurements – 9'5" x 7'9"

Doorway leads through to the en-suite which is superbly appointed and very large en-suite. It has a stand-alone bath with beautiful mixer tap and microphone style shower, vanity unit with stylish wash and basin mixer tap above, storage cupboards beneath, an illuminated mirror above, concealed cistern w.c and fabulous shower with high quality fittings. There is beautiful ceramic tile flooring, ceramic tiling reaching up to the full ceiling height, inset spotlighting, extractor fan, obscure glazed window, heated towel rail, and high-quality lighting.



BEDROOM TWO

Measurements – 13'0" x 11'7"

Once again, a large double bedroom with beautiful outlook over the rear gardens and valley scene beyond, courtesy of a large Velux window, inset spotlighting to the ceiling, two wall light points, provision for wall mounted TV and en suite.



ENSUITE TO BEDROOM TWO

Measurements – 7'7" x 4'9"

As photographed, the ensuite is superbly presented and has beautiful ceramic tile flooring, ceramic tiling to the full ceiling height, good size shower cubicle with high quality fittings, vanity unit and concealed system w.c, heated towel rail, extractor fan, obscure glazed window and inset spotlighting.



BEDROOM THREE

Bedroom three is on the lower floor, previously described as a guest bedroom with ensuite.

BEDROOM FOUR

Measurements – 10'6" x 17'3"

Bedroom four is on the top floor level, whilst not having an ensuite, has sole usage of the bathroom if so desired. This large double bedroom has a pleasant outlook, courtesy of twin windows, inset spotlighting to the ceiling, period style central heating radiator and a bank of inbuilt wardrobes.



HOUSE BATHROOM

Measurements – 11'0" x 8'0"

The property's house bathroom is particularly large and beautiful. It has a four-piece suite of a stylish nature including concealed system w.c, high quality shower, vanity unit with a wash hand basin, mixer tap and illuminated mirror over. There is a double ended stylish bath with standalone mixer tap and handheld microphone style shower. All is beautifully presented with ceramic tile flooring, ceramic tiling to the full ceiling height, inset spotlighting, extractor fan, heated towel rail and good sized obscure glazed window.



OUTSIDE

The property forms part of a delightful trio of properties built by a local builder of high repute just a few years ago. It occupies a central position and has a very large driveway, providing parking for two vehicles. The access lane is also owned by the property and has two additional parking spaces. There is a delightful surfaced sitting out garden to the side which is beautifully presented. The lawned garden with shrubbery and trees has a fabulous pathway leading round to the main entrance door.

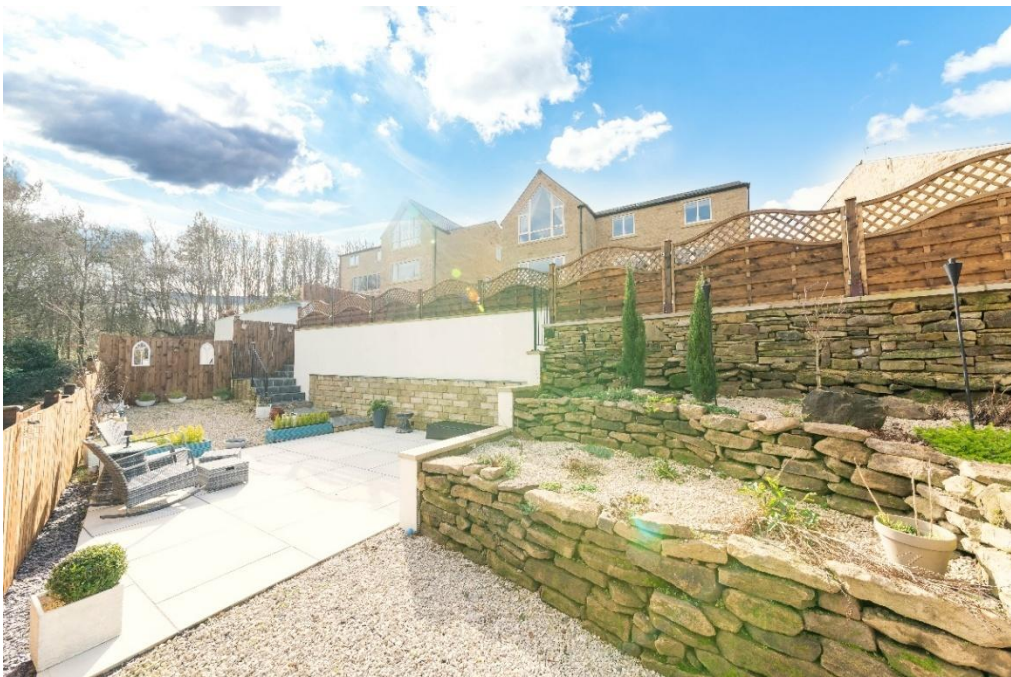


DOUBLE GARAGE

The brick set driveway providing parking for two vehicles has access to the integral double garage. This large double garage is superbly presented and has a broad high specification up and over door and has a personal door through to the property's accommodation and is mostly decorated to one corner. There is a plant room which is home for the property's gas-fired central heating boiler and hot water system.

GARDENS

The majority of the property's gardens are to be found to the rear, not just the balcony off the sitting room, but also a fabulous large terrace that is directly accessed from the dining living kitchen. This terrace adjoins the enclosed family garden space with levelled lawns with additional beautifully surfaced further sitting out space. There is a hot and cold water tap and double power points either side of the terrace. There are steps leading down to the secondary tier, once again superbly presented and best described by the photographs included in this brochure. Securely enclosed is a great play space and particularly pleasant place to sit and enjoy the evening sun. The timber gate from here leads down to the lower tier garden. This has a gate out to the lane, a particularly useful access point. It has rockered areas, gravelled areas and it has always been the homeowner's intention to create a vegetable garden in this area, this has not taken place yet.





ADDITIONAL INFORMATION

The property has UPVC double glazing, solar panels and is exceptionally efficient in terms of running costs, regarding heating etc. Please note, the lower ground floor has separately zoned underfloor heating.

The property is close to highly regarded schools, local amenities and good commuter links with public transport and Brockholes train station being only 1.9 miles away.

EPC rating – A

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.

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 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

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Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 16:00

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