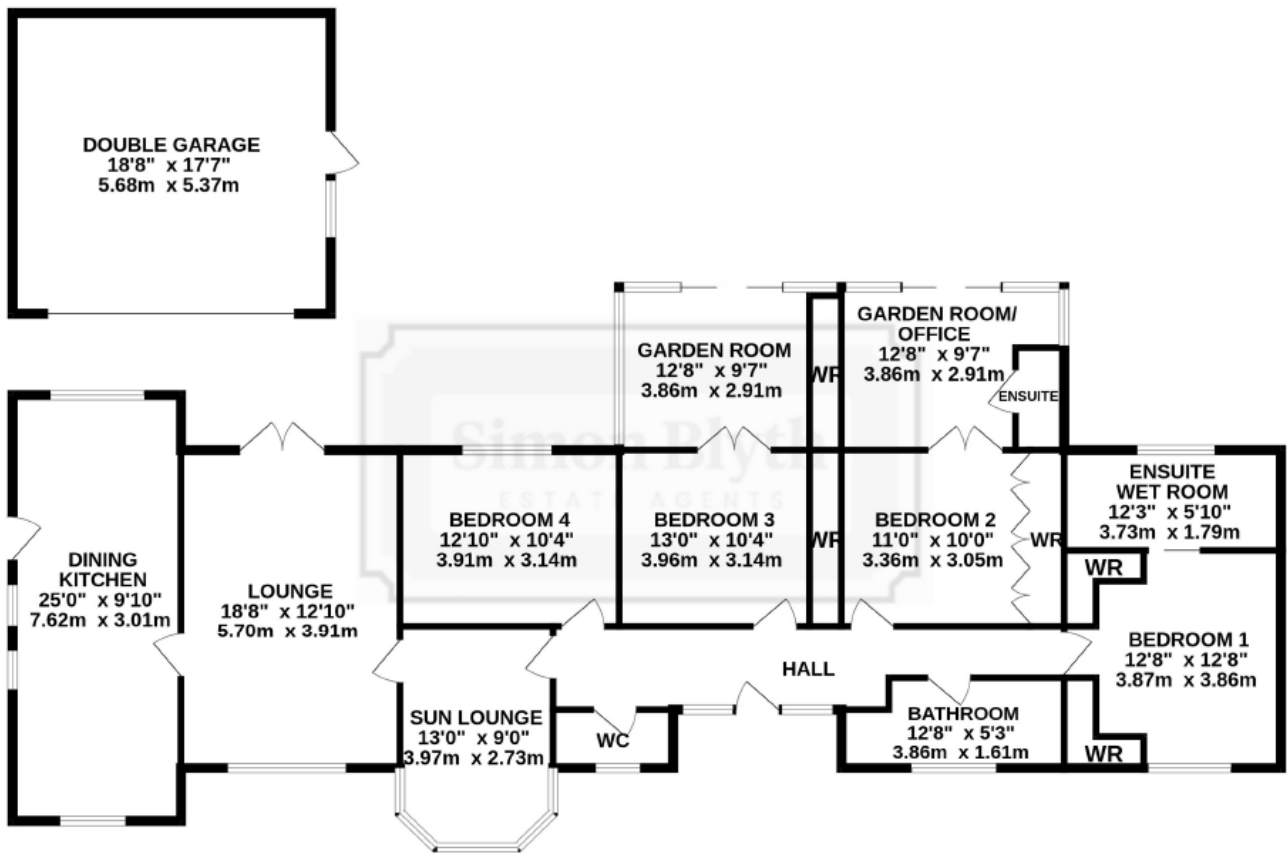




**WHITLEY END, 106 WHITLEY ROAD, WF12 OLU**

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WHITLEY ROAD

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## PROPERTY DESCRIPTION

HIDDEN AWAY UP A PRIVATE DRIVE OFF WHITLEY ROAD, AND OCCUPYING AN IMPRESSIVE, PRIVATE GARDEN WITH STUNNING VIEWS ACROSS NEIGHBOURING FIELDS. WHITLEY END BLENDS VERSATILE AND GENEROUS PROPORTIONED LIVING ACCOMMODATION, A MOST FABULOUS SETTING AND IS COMPLIMENTED BY MODERN, CONTEMPORARY INTERIOR. WHILST HAVING A DEGREE OF PRIVACY, THE PROPERTY IS CONVENIENTLY POSITIONED FOR MOTORWAY LINKS AND EASY COMMUTING TO THE NEARBY TOWNS OF MIRFIELD, HUDDERSFIELD AND WAKEFIELD.

The property accommodation briefly comprises of entrance hall, separate WC, sun room, dual aspect lounge, open-plan dining-kitchen, the family bathroom and four double bedrooms. The principal bedroom with large ensuite wet-room, bedroom two with garden room/office and ensuite shower room, and with bedroom three leading out to the garden room. Externally there is driveway leading to a detached double garage, the front garden is laid to lawn, to the rear is a most impressive garden laid predominately to lawn with a flagged patio area and timber pergola with space and provisions for a hot tub.

**OFFERS OVER £540,000**

## DINING KITCHEN

Measurements – 25'0" x 9'10" (7.62m x 3.01m)

The open plan dining kitchen room features triple aspect windows with banks of windows to both the front and rear elevations and then double-glazed mullioned windows to the side elevation. The kitchen features a wide range of fitted wall and base units with high gloss handleless cupboard fronts with complementary work surfaces over that incorporate a one and a half bowl Blanco sink and drainer unit with chrome mixer tap and waste disposal. The kitchen features a wide range of fitted wall and base units with high gloss handleless cupboard fronts with complementary work surfaces over, that incorporate a one and a half bowl Blanco sink and drainer unit with chrome mixer tap and waste disposal. The kitchen is equipped with high-quality built-in appliances which includes a five-ring gas on glass CDA hob with ceramic splash back and canopy style cooker hood over. There is a built-in waist level double NEFF oven, integrated shoulder level microwave combination oven and space and provisions for an American style fridge and freezer unit and an integrated dish washer. The kitchen benefits from soft closing doors and drawers, a tall pantry cabinet, under unit lighting and matching upstand to the work surface. There is a breakfast bar seating area for informal dining to the side and additional room for food preparation and at the front of the room is the dining area with ceiling light points. The room features decorative coving to the ceilings, inset spotlighting over the kitchen area and a double-glazed composite door with Yale smart lock and obscure glazed inserts to the side elevation gives access to the gardens and with direct access to the utility and garage. There is a radiator, attractive Karndean flooring and USB plug points.







## THE LOUNGE

Measurements – 18'8" x 12'10" (5.70m x 3.91m)

The lounge is particularly light and airy with dual aspect windows with a bank of windows to the front elevation again with pleasant views across a tree lined back drop and double-glazed French doors to the rear elevation provide access to the fabulous gardens and grounds. The lounge features decorative coving to the ceilings, a central ceiling light point, two fabulous vertical cast iron column radiator and the focal point of the room is the wall mounted remote controlled, modern contemporary, electric fireplace. A multi panel door then gives access to the dining kitchen.





## SUN LOUNGE

Measurements – 13'0" x 9'0" (3.97m x 2.73m)

As the photography suggests the sun lounge room enjoys a great deal of natural light which cascades through the double-glazed bay window to the front elevation with fabulous views across the properties front garden and with far reaching views over the valley. There is attractive LVT flooring, decorative coving to the ceilings, a ceiling light point and a cast iron column radiator. A multi panel door then gives access through to the lounge.



### ENTRANCE HALLWAY

Enter into the property through a double glazed composite front door with Yale smart lock handle and with obscure glazed inserts and adjoining windows to either side from the front elevation into the entrance hall. The entrance hall is decorated to a high standard and features decorative coving to the ceilings, several wall light points, a cast iron horizontal ladder style radiator and multipaneled doors give access to the bedrooms and bathroom accommodation and then proceeds to the sun lounge.



### SEPARATE W.C.

The separate W.C. features a modern contemporary two-piece suite which comprises of a low-level W.C. with push button flush and an oval wash hand basin set upon a vanity unit with chrome monobloc mixer tap. There are tiled walls, decorative coving to the ceilings, central ceiling light point and a chrome ladder style radiator. Additionally, the W.C. features a double-glazed window with obscure glass and tiled surround to the front elevation, and it also houses the wall mounted Worcester Bosch boiler.

## BEDROOM ONE

Measurements – 12'8" x 12'8" (3.87m x 3.86m)

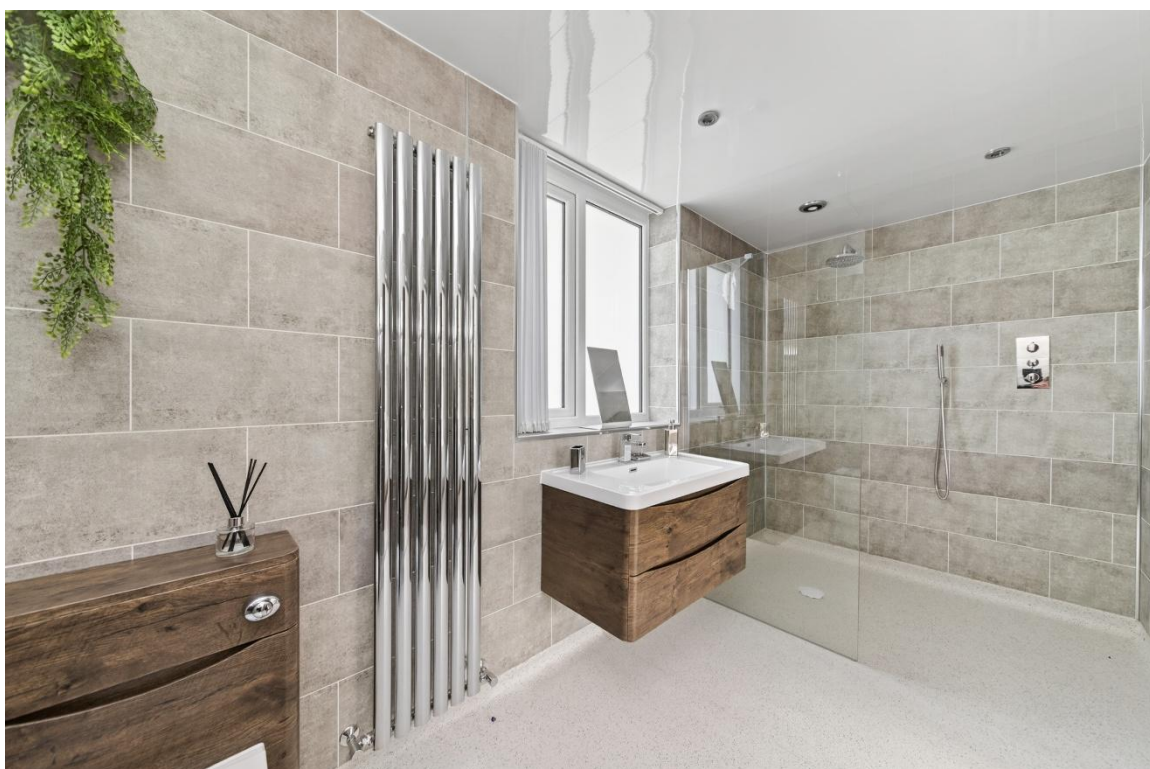
Bedroom one is a fabulously proportioned light and airy double bedroom which benefits from an array of fitted furniture which includes floor to ceiling wardrobes with shelving and hanging rails. There is a four tall drawer pack, display shelving and matching free standing bedside cabinets. The principal bedroom has decorative coving to the ceilings, a central ceiling light point, radiator, and a bank of double-glazed windows to the front elevation which has fantastic open aspect views of neighbouring fields and of the mature tree line. A sliding pocket door then gives access to the wet room.



## BEDROOM ONE EN-SUITE

Measurements – 12'3" x 5'10" (3.73m x 1.79m)

The en-suite wet room features a fabulous three-piece suite which comprises of a wet room style shower with thermostatic rainfall shower head with separate handheld attachments, a broad wall hung wash hand basin with vanity cupboards beneath and chrome monobloc mixer tap and a low-level W.C. with concealed cistern and push button flush. There is attractive tile effect panelled walls, panelled ceiling with inset spotlighting and extractor vent, chrome ladder style radiator and a bank of double-glazed windows with obscure glass to the rear elevation. Additionally, there is a chrome column vertical radiator and a bank of double-glazed windows with obscure glass to the rear elevation. Additionally, there is a chrome column vertical radiator and a wall mounted vanity cupboard for toiletries and towels.



## BEDROOM TWO

Measurements – 11'0" x 10'0" (3.36m x 3.05m)

Bedroom two is a double bedroom which benefits from an array of fitted furniture which includes floor to ceiling fitted wardrobes with hanging rails and shelving, built-in bedside cabinets and with matching free standing drawer units. There is decorative coving to the ceilings, inset spotlighting and an anthracite Reina vertical radiator. French doors then seamlessly lead into a multi-purpose garden room/office space with fabulous views onto the gardens.



## BEDROOM TWO EN-SUITE

The en-suite shower room features a modern, white three-piece suite which comprises of a low-level W.C. with push button flush, wash hand basin with chrome monobloc mixer tap and cupboard beneath and a fixed frame shower cubicle with thermostatic rainfall shower and with separate handheld attachment. There are attractive panelled walls, extractor fan, two shaver points and the en-suite shower room enjoys a wealth of natural light through the glazed ceiling above.



## GARDEN ROOM/OFFICE

Measurements – 12'8" x 9'7" (3.86m x 2.91m)

This versatile space can be utilised for a variety of uses and is an extension to bedroom two which is currently utilised as a study area. It features a fabulous part vaulted glazed ceiling and with dual aspect glazed gable to the front and side elevations with sliding patio doors giving direct access to the gardens. There is inset spotlighting to the ceilings, a vertical electric JAWO radiator with towel rails and a multi panel door gives access to the en-suite.



### BEDROOM THREE

Measurements – 13'0" x 10'4" (3.97m x 3.14m)

Bedroom three is a fabulously proportioned double bedroom, which extends into a separate multi-purpose conservatory space with stunning views across the gardens. The room benefits from decorative coving to the ceiling, inset spotlighting, vertical radiator and the room benefits from fitted wardrobes with a walnut and high gloss handleless finish, and with hanging rails and shelving in situ. There is a matching drawer unit with dressing table above. Double glazed French doors with integrated blinds then leads to the garden room.



### GARDEN ROOM

Measurements – 12'8" x 9'7" (3.86m x 2.91m)

This space can be utilised as an extension to bedroom three or perhaps as a pleasant seating area to take in the wonderful views of the grounds. It enjoys a wealth of natural light which cascades through the glazed vaulted ceiling as well as dual aspect banks of floor to ceiling windows to the side and rear elevations with double glazed sliding patio doors giving direct access to the gardens. There is inset spotlighting to the ceiling, a bank of fitted wardrobes and cupboards with drawer units beneath providing a great deal of storage.



## BEDROOM FOUR

Measurements – 12'10" x 10'4" (3.91m x 3.14m)

Bedroom four is a double bedroom which has ample space for free standing furniture. It features a bank of double-glazed windows to the rear elevation with pleasant views across the gardens. There is decorative coving, central ceiling light point and a radiator. A loft hatch then gives access to a useful attic space.



## HOUSE BATHROOM

Measurements – 12'8" x 5'3" (3.86m x 1.91m)

The house bathroom features a luxury four-piece suite which comprises of a fixed frame walk-in shower with thermostatic rainfall shower head with separate handheld attachment, low-level W.C. with concealed cistern and push button flush, wall hung wash hand basin with vanity drawers beneath and chrome monobloc mixer tap. A fabulous free-standing double ended bath with floor mounted mixer tap and with separate handheld attachment. There is luxury vinyl tiled flooring and fabulous tile effect panelling to the walls, a panelled ceiling with inset spotlighting, extractor vent, a wall mounted vanity cupboard for toiletries and towels and a bank of double-glazed windows with obscure glass to the front elevation. The flooring has underfloor heating and there is a wall mounted LED back lit vanity mirror.



## OUTSIDE

### FRONT EXTERNAL

Externally to the front the property enjoys fabulous flat lawn gardens with low maintenance slate chipping beds with space for pots and plants. There is a flagged patio area to the front of the property which enjoys superb scenery and the sun throughout the entire day. A block paved pathway gradually leads to the front door where there is a canopy and an external light. The property is approached via a private shared driveway, which then proceeds across the front of the property and leads to the detached double garage which features external lighting to either side. A block paved pathway leads between the garage and the side of the property to the rear garden.



### REAR EXTERNAL

Externally to the rear the property enjoys a most impressive garden which features a flagged patio area for alfresco dining, BBQing and entertainment. There is a fixed anthracite pergola with detachable canvas roof canopy which can provide shelter. The patio area then enjoys views across the properties manicured lawn gardens with low maintenance flower and shrub beds and mature tree line. There is a fabulous stone wall and to the side behind the garage is a decked area with fixed frame timber gazebo providing a canopy with space and provisions for a hot tub or other entertainment. At the other side of the garage and also accessed from the decking area is a gravel hard standing with space for a shed and a greenhouse with a raised flower and shrub beds and space for further parking. The gardens are particularly private and enjoy stunning open aspect views across neighbouring fields and countryside.





## **ADDITIONAL INFORMATION**

EPC rating - C

Property tenure – Freehold

Local authority – Kirklees

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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**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 29/05/2026

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