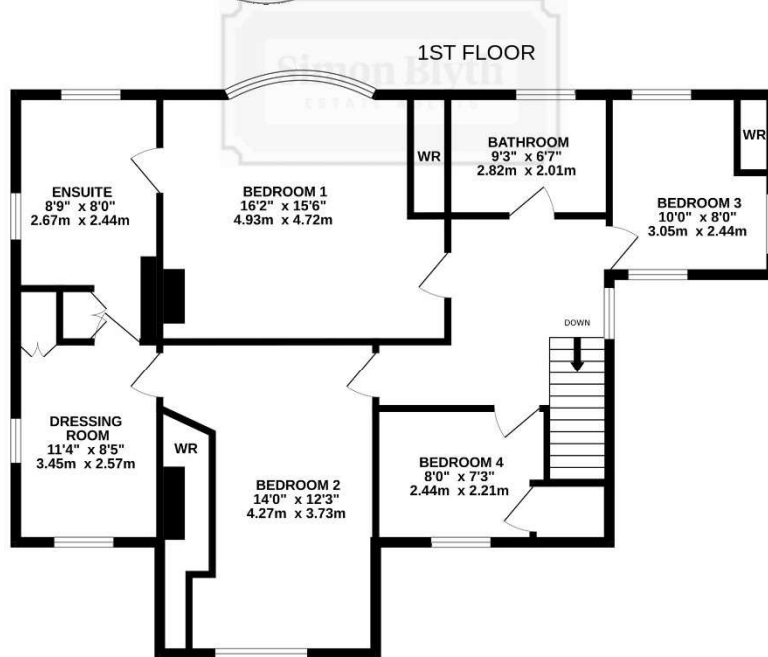
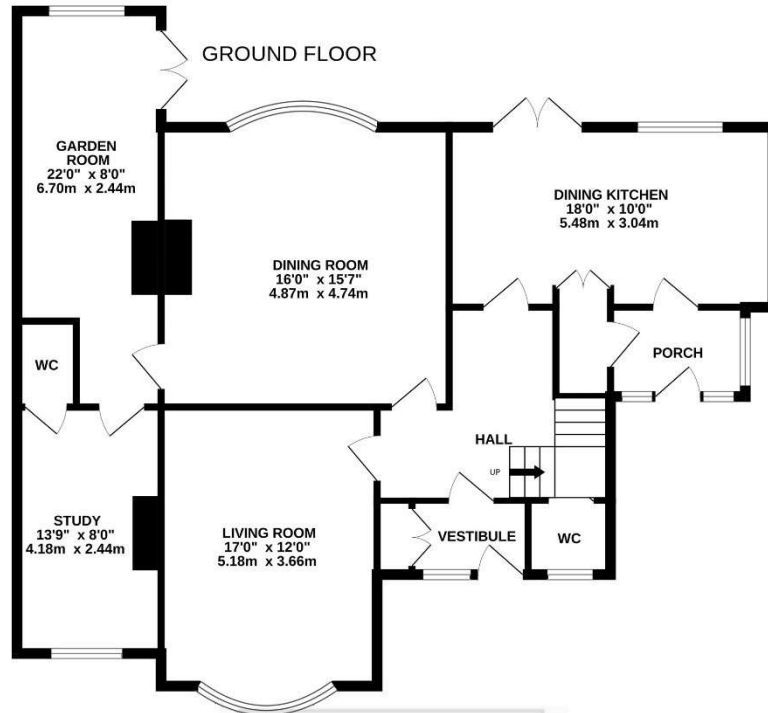


**Glenacre, 1 Stanwell Avenue, Birkby, Huddersfield, HD2 2BY**



STANWELL AVENUE

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## PROPERTY DESCRIPTION

An impressive bay fronted detached family house standing within generous well stocked established gardens south facing to the rear and approaching a quarter of an acre.

The property is located within a well-regarded residential area and just a short drive from J24 of the M62 and with a variety of local amenities available in Lindley.

Constructed circa 1932, Glenacre is a brick built and rendered detached residence with rosemary tiled pitched roof, located on a cul de sac and approached through electric gates. The property has a gas central heating system, majority sealed unit double glazing, alarm, CCTV and briefly comprising entrance vestibule, entrance hall, living room, dining room, dining kitchen, porch, study, garden room and WC. First floor, four bedrooms with master en-suite, dressing room and family bathroom. Externally there is a driveway, garage and large garden store.

**Price £650,000**

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## GROUND FLOOR

From the entrance portico, oak door opens into an entrance vestibule.

## ENTRANCE VESTIBULE

This has a glazed window above and stained-glass leaded portal window to one side. There is a ceiling light point, ceiling coving, cloaks rail, hall robe with cupboard over and central heating radiator. From here an oak and leaded stained-glass door opens into the entrance hall.

## ENTRANCE HALL

With central heating radiator, ceiling light point, delft rack and oak spindled return staircase rising to the first floor. From the hallway access can be gained to the following rooms: -



## LIVING ROOM

*Measurements – 17'0" 12'0"*

With a walk-in semi-circular bay with uPVC double glazed windows looking out over the front garden. There are two central heating radiators, leaded stained glass porthole window to the right-hand side of the chimney breast, ceiling light, ceiling coving and as the main focal point of the room the feature fireplace which is home to a coal effect gas fire resting on a marble hearth.



## DINING ROOM

*Measurements – 16'0" x 15'6"*

Once again having a walk-in semi-circular bay with uPVC double glazed windows and providing the room with a good degree of natural light and taking advantage of the lovely aspect over the established south facing rear garden. There is a central heating radiator, ceiling light point and as the main focal point of the room there is a Minster stone style fireplace which is home to a coal effect gas stove which rests on a stone hearth. To one side of the dining room a door gives access through to the garden room.



## GARDEN ROOM

Measurements – 22'6" x 8'0"

With uPVC double glazed windows looking out over the rear garden, together with uPVC double glazed French doors. There are two central heating radiators, two ceiling light points, ceiling coving and to one side there is a feature leaded stained glass porthole window. At the far end of the garden room a door opens into the study.



## STUDY

Measurements – 13'9" x 8'0"

With uPVC double glazed windows to the front elevation and feature leaded stained glass porthole window to the side. There is a ceiling light point, ceiling coving, fitted L shaped desk with drawers beneath with shelving over. To one side a door leads to a downstairs W.C.



## DOWNSTAIRS W.C

With ceiling light point, extractor fan and fitted with a suite comprising hand wash basin and low flush W.C.

## DINING KITCHEN

Measurements- 18'0" x 10'0"

With uPVC double glazed windows looking out to the rear garden together with uPVC double glazed French doors. In addition there is a timber frosted glazed door leading to a front entrance porch. The kitchen is fitted with a range of medium oak faced base and wall cupboards, drawers, contrasting granite worktops with inset 1 ½ bowl single drainer stainless steel sink and mixer tap, plate rack, black three oven gas Aga, two ring Bosch stainless steel gas hob, Bosch integrated dishwasher, integrated freezer. To one wall there is a fitted dresser unit with glazed display cupboard, display shelving and drawers together with an integrated fridge. There is additional storage with shelving beneath the staircase.



## **PORCH**

*Measurements – 8'5" x 5'0"*

With timber and sealed unit double glazed door, timber and sealed unit double glazed windows, tiled floor, ceiling light point and storage cupboard with plumbing for washing machine.

## **FIRST FLOOR ½ LANDING**

With feature arch leaded and stained-glass window and door giving access to a W.C.

## **W.C**

*Measurements- 4'0" x 3'4"*

With feature leaded with stained glass porthole window, ceiling light point, tiled floor, central heating radiator and fitted with a suite comprising hand wash basin and high flush W.C.

## **MAIN LANDING**

With loft access, this has a pull-down Slingsby ladder which leads to a particularly useful boarded loft space. There is a central heating radiator, picture rail, ceiling light point and leaded stained-glass window. From the landing access can be gained to the following rooms: -



## BEDROOM ONE

Measurements- 16'2" x 15'6"

With a walk-in bay with uPVC double glazed windows looking out over the south facing rear garden. There are two central heating radiators, picture rail, ceiling coving and ceiling light point. As the main focal point of the room there is a decorative cast iron fireplace, to one side there are limed oak effect fitted floor to ceiling wardrobes and drawers. To one side a door gives access to an en-suite.



## EN-SUITE

*Measurements – 8'9" x 8'0"*

With frosted uPVC double glazed window and leaded stained-glass window, ceiling light point, extractor fan, central heating radiator, chrome ladder style heated towel rail, tiled floor, part tiled walls and fitted with a suite comprising pedestal wash basin, low flush W.C and shower cubicle.



## DRESSING ROOM

*Measurements – 11'4" x 8'5"*

This is accessed from the en-suite and can also be accessed from bedroom two. There is a central heating radiator, ceiling light point, fitted cupboards, uPVC double glazed window to the front elevation and leaded stained glass sealed unit double glazed window to the side.

## BEDROOM TWO

Measurements – 12'3" x 14'0"

With sealed unit double glazed windows looking out over the front garden. There is a central heating radiator, picture rail, ceiling coving, ceiling light point and having fitted floor to ceiling wardrobes together with drawers and cupboard over. To one side a door leads into bedroom five/dressing room.



### BEDROOM THREE

Measurements – 10'0" x 8'0"

With uPVC double glazed windows to the rear and side elevations, there is also a feature leaded stained glass porthole window, central heating radiator, picture rail, ceiling light point together with fitted wardrobe and dressing table with drawers beneath.



### BEDROOM FOUR

Measurements – 8'0" x 7'3"

With uPVC double glazed windows looking out to the front, there is a central heating radiator, ceiling light point and fitted storage cupboard.



## BATHROOM

Measurements – 9'3" x 6'7"

With uPVC double glazed window looking out over the rear garden, there are floor to ceiling tiled walls, chrome ladder style heated towel rail, fitted storage cupboards and having a white suite comprising bath with tiled side panel, glazed shower screen with chrome shower fitting over with fixed shower rose and separate hand spray, pedestal wash basin and low flush W.C.



## OUTSIDE

### **PARKING/GARAGE** *Measurements- 19'9" x 10'0"*

The property is approached through twin wrought iron electric gates onto a tarmac driveway which provides off road parking for several vehicles and in turn leads to a detached timber garage.

### **GARDENS**

To the front of the property there is a well-stocked established garden with shaped lawn, rockery and a variety of flowers, trees and shrubs. There is a large south facing rear garden with stone flagged patio spanning the width of the property, planted flower beds, shrubs, trees, three lawns and being well screened offering a good degree of privacy. In the top right-hand corner of the garden there is a large detached garden store which is approached from a lane leading off Birkby Road.







### **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Glazing- The property is majority sealed unit double glazed

Property tenure – Freehold

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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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**

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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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**OFFICE OPENING TIME**

**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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