

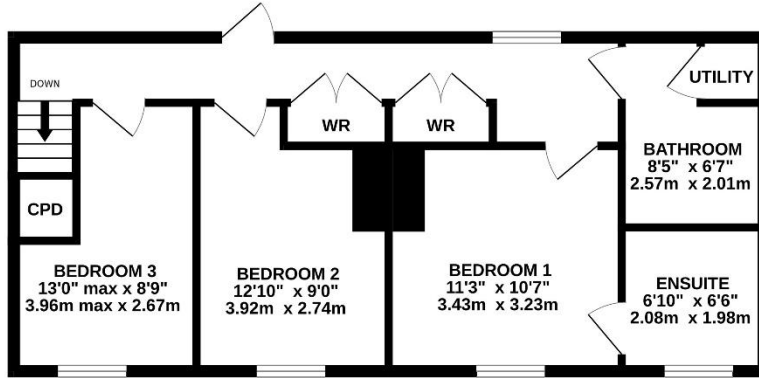
**Simon Blyth**

ESTATE AGENTS

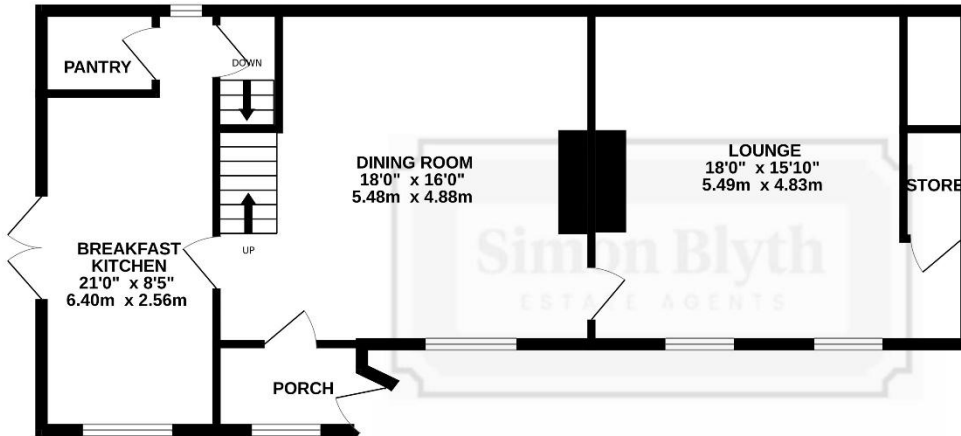


**FOXROYD CROFT, 30, WHITLEY ROAD, WF12 0LR**

1ST FLOOR



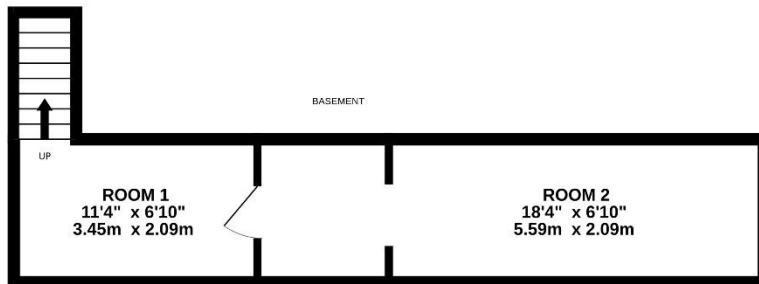
GROUND FLOOR



GARDEN OFFICE



BASEMENT



WHITLEY ROAD

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## PROPERTY DESCRIPTION

- Stone built detached character home
- Higher than average beamed cottage ceilings
- Superb open views across the valley
- Semi-rural location with easy access to amenities
- South facing sunny aspect
- Large well stocked hillside gardens with multiple spaces for relaxing
- Summerhouse with outdoor kitchen running water and electricity
- Ample off-street parking
- 3 double bedrooms, en-suite shower and house bathroom
- 2 reception rooms + breakfast kitchen
- Plenty of storage, cellar, attic space and fitted cupboards
- Development potential (lapsed planning)

The property accommodation briefly comprises of entrance porch, formal dining room, lounge and breakfast kitchen with pantry to the ground floor. To the lower ground floor there are two spacious vaulted ceiling rooms for additional storage. To the first floor there are three double bedrooms, the house bathroom and bedroom one having ensuite shower room facilities. Externally there is a block paved double width tandem driveway providing ample off-street parking, the front garden features a flagged patio with mature hedging, the rear garden is sure to impress with well stocked flower and shrub beds and a pathway that meanders to the top of the garden where there is a vegetable patch, fruit trees and a top patio with summer house with in-built kitchen.

**Offers around £500,000**

## GROUND FLOOR

### ENTRANCE PORCH

Enter into the property through a beautiful stone construction front porch accessed via a composite double glazed front door. There is high quality flooring, a bank of double glazed windows to the front elevation, a ceiling light point and a multipaneled timber and glazed door with obscure glazed inserts leads into the dining room.

### DINING ROOM

As the photography suggests, the dining room is brimming with both charm and character features with exposed timber beams and battens to the ceiling. The fabulous flooring continues through from the entrance porch and period multipaneled doors provide access to the breakfast kitchen and lounge. There are two ceiling light points, a radiator, a bank of double glazed windows to the front elevation with pleasant views onto the front gardens and with far reaching views over rooftops. There is a window seat beneath, bespoke fitted shelving inset into the alcove and the focal point of the room is the beautiful cast iron open fireplace with tiled inset, timber mantel surround set upon a raised stone hearth.





## LOUNGE

The high quality flooring continues through from the formal dining room into the lounge which, again, has beautiful, exposed timber beams and battens to the ceiling. There are exceptionally high ceiling heights throughout the house and there are two double glazed banks of windows to the front elevation, both taking advantage of fabulous views and there is a ceiling light point, a radiator, a decorative dado rail with panelling beneath and a multipaneled door encloses a useful storage cupboard which was historically a staircase rising to the first floor. The focal point of the room is the inset fireplace with a clear view multifuel burning stove which is set upon a raised hearth and with brick inset.





## BREAKFAST KITCHEN

The breakfast kitchen enjoys a great deal of natural light which cascades through triple aspect windows with double glazed windows to both the front and rear elevations and double glazed French doors to the side elevation providing access to the patio. There is inset spotlighting to the ceilings, tiled flooring, a cast iron column radiator and there are doors providing access to the pantry and enclosing the staircase which descends to the lower ground floor cellar - this also houses the property's wall mounted combination boiler. The kitchen features a wide range of high quality fitted wall and base units with shaker style cupboard fronts and complimentary solid oak work surfaces over which incorporate a twin ceramic Belfast sink unit with brushed chrome pull out mixer tap. The kitchen is well equipped with built in appliances which include a five ring Lamona gas hob with ceiling mounted extraction hood above, a built in fan assisted oven, integrated fridge and freezer unit and a built in Lamona dishwasher. There are soft closing doors and drawers, high gloss brick effect tiling to the splash areas, LED under unit lighting and display shelving. There is a breakfast peninsula which houses the hob but also provides space for informal dining.







## PANTRY

The pantry features fitted shelving, tiled flooring and a ceiling light point and has plug points for under counter appliances. This versatile space historically was utilised as a downstairs W.C., so could very well be converted back if so desired.

## LOWER GROUND FLOOR

Taking the stone staircase from the breakfast kitchen, you reach the lower ground floor which features a fabulous, vaulted ceiling keeping cellar with lighting and power in situ. There is Yorkshire stone flagged flooring, the original stone table, a multipaneled door leading to a vestibule and there are stone niches. The stone flagged flooring continues through into a vestibule which has a ceiling light point and plug point. A doorway then leads into the second portion of the lower ground floor which is, again, a great space for additional storage with stone flagged flooring, lighting and power and fitted shelving.

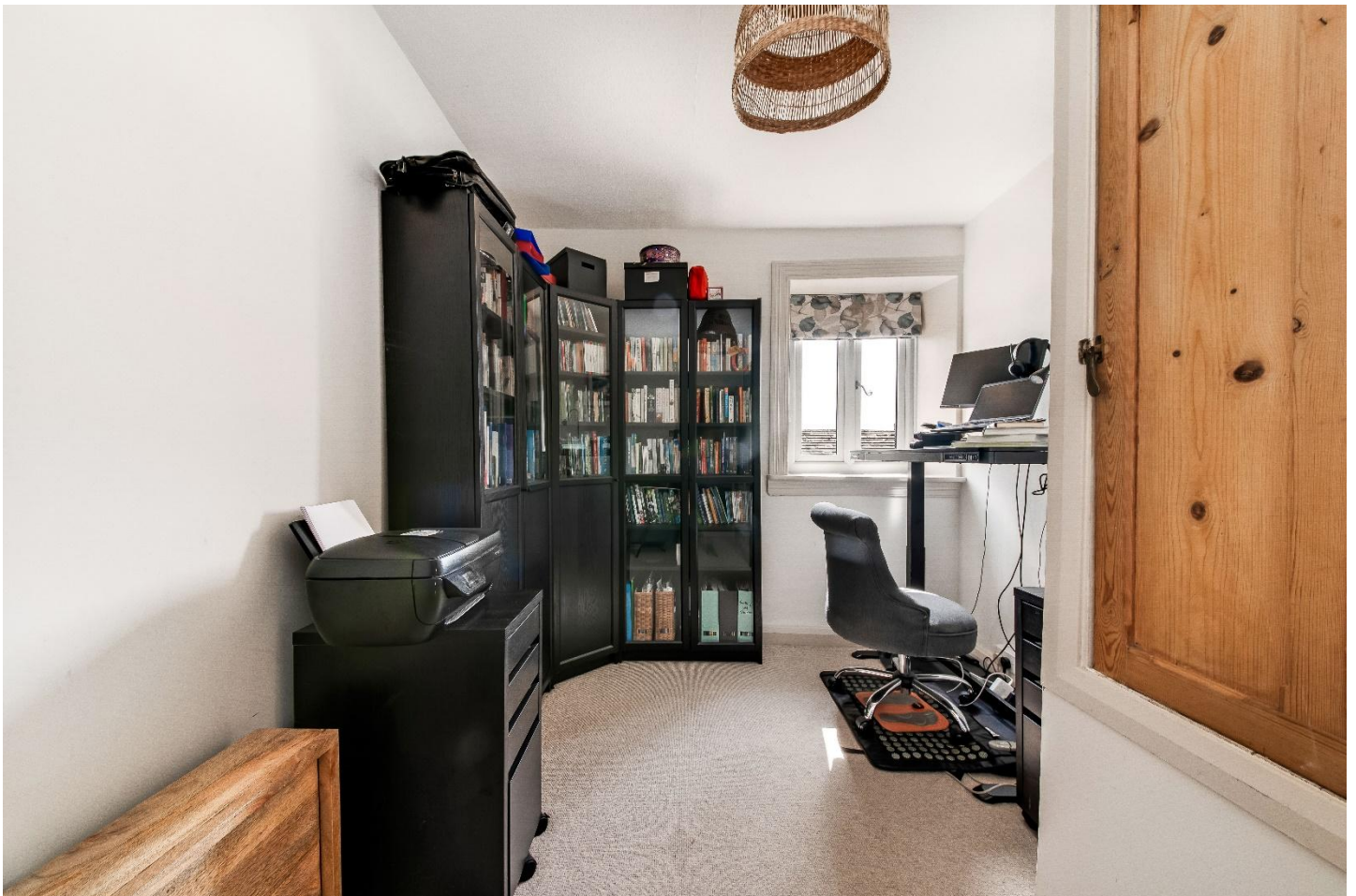
## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the formal dining room, you reach the first floor landing which has multipaneled timber doors providing access to three well-proportioned double bedrooms and the house bathroom. There are three ceiling light points, a radiator, fitted wardrobes which have sliding doors and with hanging rails and shelving in situ. There is a double glazed composite door which leads to the rear gardens and a double glazed hardwood window which has pleasant views across the gardens.

### BEDROOM THREE

Bedroom three is currently utilised as a home office but can accommodate a double bed with space for free standing furniture. It features a double glazed window to the front elevation taking full advantage of the elevated position of the property with fabulous open aspect views. There is a ceiling light point, a radiator and a useful storage cupboard over the bulk head for the stairs.



## BEDROOM TWO

Bedroom two, again, is a double bedroom with space for free standing furniture. There is a bank of double glazed windows to the front elevation with window seat beneath, a ceiling light point and a radiator.



## BEDROOM ONE

Bedroom one is a particularly light and airy double bedroom which has ample space for free standing furniture. There is a bank of double glazed windows to the front elevation which have fabulous open aspect views, a ceiling light point, a radiator, a partly exposed timber beam to the ceiling and a multipaneled door leads to the en-suite shower room.



## BEDROOM ONE EN-SUITE

The en-suite shower room features a modern white three piece suite which comprises of a fixed frame shower cubicle with thermostatic rainfall shower, a broad pedestal wash hand basin with chrome taps and a low level W.C. with push button flush. There is tiled flooring, high gloss brick effect tiling to dado height and splash areas, inset spotlighting to the ceiling and an extractor vent. Additionally, there is a bank of double glazed windows to the front elevation which has fabulous open aspect views and a chrome ladder style radiator.



## HOUSE BATHROOM

The house bathroom features a modern contemporary three piece suite which comprises of a free standing double ended bathtub with floor mounted mixer tap and with shower head attachment, a low level W.C. with push button flush and a broad pedestal wash hand basin with chrome monobloc mixer tap. There is attractive high gloss brick effect tiling to the dado height, oak effect tiled flooring, inset spotlighting to the ceilings and an extractor vent. Additionally, there is a chrome ladder style radiator, inset spotlighting to the ceiling, a loft hatch which provides access to a useful attic space and a multipaneled door encloses the utility cupboard.



### UTILITY CUPBOARD

The utility cupboard is conveniently positioned in the bathroom with plumbing and provisions for an automatic washing machine with work surface over and providing space for a tumble dryer.



## SUMMER HOUSE

The summer house features dual aspect double glazed windows to both the front and side elevations which take full advantage of pleasant open aspect views across the property's well stocked gardens and with far reaching views across the valley. There is lighting and power in situ, and there are currently an array of fitted base units with shaker style cupboard fronts and solid oak work surfaces over which incorporate a ceramic Belfast sink unit with chrome tap.





## OUTSIDE

Externally to the front, the property benefits from a flat and particularly private enclosed cottage garden which features two curved lawn areas with well stocked flower beds and a stone patio area which currently houses a log store and bike shed. There is an external double plug point and a gate which encloses a further shed and water tap to the side of the property. The front garden area is ideal for families and enjoying the sun. Partial shade (and fruit) is provided by a pretty Cox's apple tree. There is plenty of flat space for a swing or slide and there is low maintenance lawn space to the front of the property. There is a beautiful Yorkshire stone flagged pathway which leads directly to the front door from the wrought iron gate. By following the pathway down the left hand side of the property you reach a further West facing stone flagged patio which takes full advantage of fabulous open aspect views over rooftops, across Whitley Road and with far reaching views toward Emley Moor Mast. This patio is accessed from the kitchen of the house through double patio doors and is ideal for entertaining. There are various external lights on the driveway and is a wrought iron gate which leads to the block paved driveway which provides off street parking for multiple vehicles. It is a tandem double driveway with a wooden bin store and a further wrought iron leading to the rear gardens.

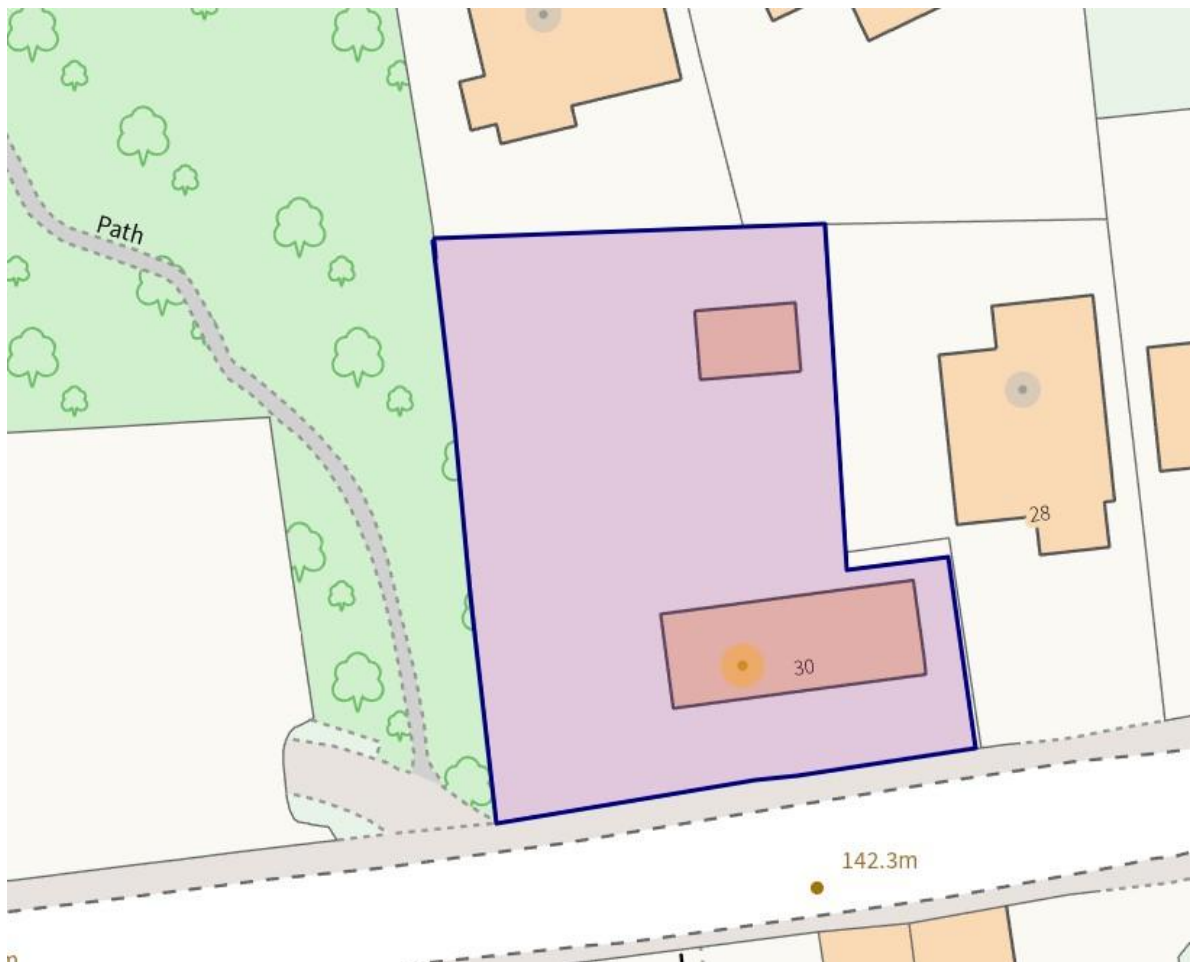
Externally to the rear a gravelled pathway meanders through a fabulous well stocked garden with various plants, shrubs and trees, perfectly designed to be low maintenance yet equally beautiful. The external garden is ideal for both young and mature families, with areas to enjoy for all. Children will love to play hide-and-seek or treasure hunts and adults will love a relaxing afternoon on the various patios which have been positioned perfectly to catch the sun at different times of the day. There are fabulous wooden sleeper retaining walls with pathway lighting inset. At the midpoint of the garden is a circular Indian stone flagged patio which is particularly sheltered and has fantastic open aspect views. The gravelled pathway then continues to the top side of the garden, passed a water feature, to a slate chipping area which has fantastic panoramic views across the valley. There is a gate which leads to the vegetable patch with a fabulous tree lined backdrop and steps to a small orchard of fruit trees. The top of the garden features a further flagged Indian stone patio which looks directly south over the property and far into the distance. There is a multipurpose summer house with in-built kitchen which makes a great entertainment space or garden office with lighting, power and water in situ. The summerhouse comprises of a decked area which is sheltered with a canopy above and double glazed sliding timber doors lead into the summer house.











Foxroyd Croft, 30, Whitley Road, WF12 0LR

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## PROPERTY VIEWING NOTES -



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## PROPERTY VIEWING NOTES -



## **ADDITIONAL INFORMATION**

### **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

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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 14:00

Sunday - 11:00 to 13:00

Details printed 21/08/2025

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