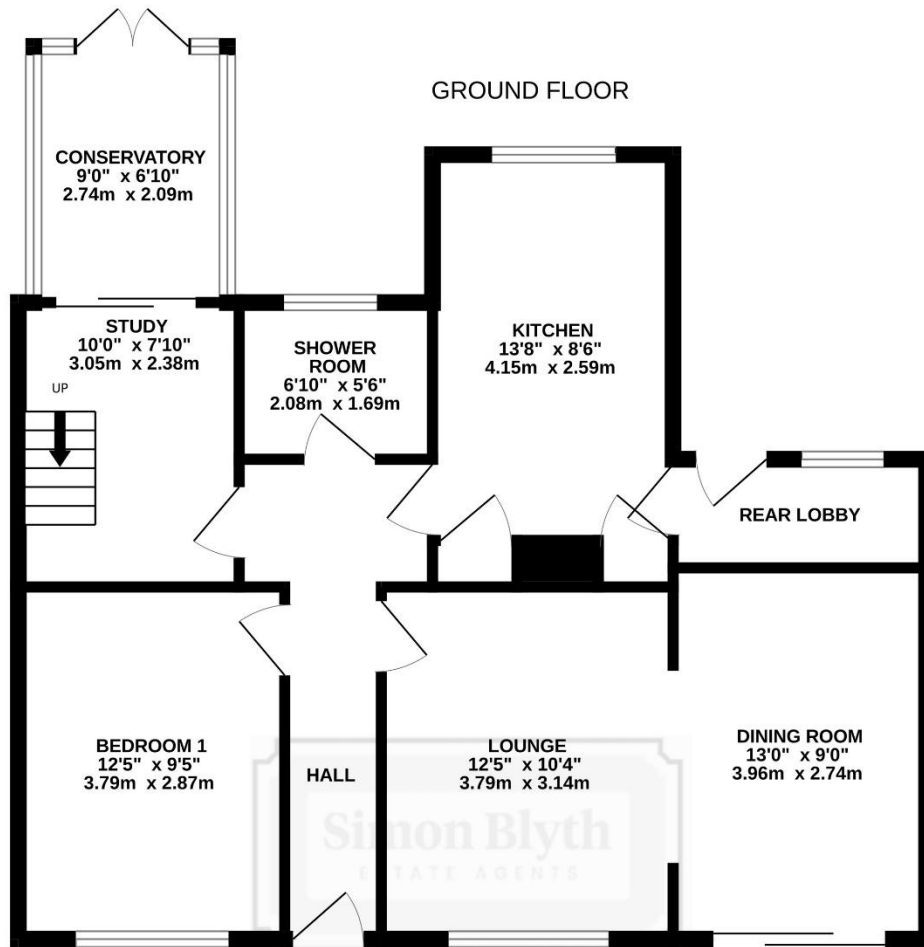


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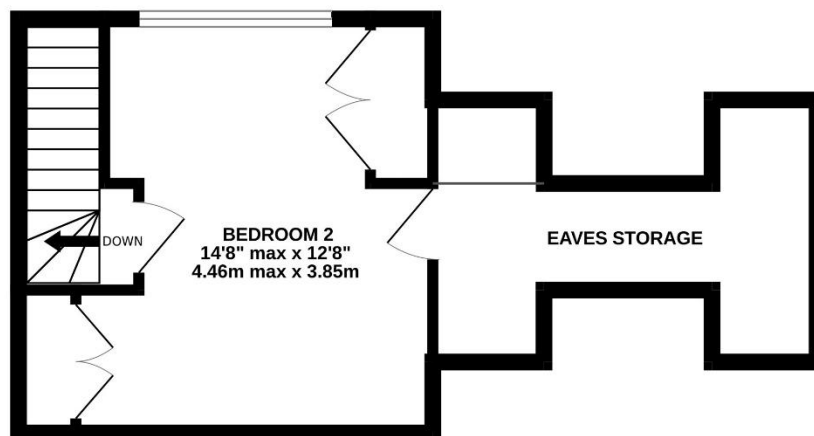
ESTATE AGENTS



TOWN END ROAD, HOLMFIRTH, HD9 1XT



1ST FLOOR



TOWN END 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.
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PROPERTY DESCRIPTION

OCCUPYING AN ELEVATED POSITION WITH PANORAMIC VIEWS ACROSS THE VALLEY, IS THIS SPACIOUS, SEMI-DETACHED DORMER BUNGALOW. BOASTING PLEASANT GARDENS, DETACHED GARAGE AND OPEN-PLAN LIVING/DINING ROOM. THE PROPERTY OFFERS MASSES OF SCOPE TO IMPROVE OR PERHAPS RECONFIGURE AND IS CONVENIENTLY POSITIONED A SHORT DISTANCE FROM THE SOUGHT-AFTER VILLAGE OF HOLMFIRTH.

The property accommodation briefly comprises of entrance hall, open-plan living/dining room, breakfast kitchen, rear entrance, home office, conservatory, bedroom and shower room to the ground floor. To the first floor is a spacious double bedroom with useful attic store. Externally there is a tiered rockery garden to the front with patio taking advantage of stunning views across the valley. To the rear is a substantial garden with lawn area, patio and wildflower garden. Accessed off Wooldale Road is a shared driveway which leads to a courtyard of garages; the subject property has a detached single garage in this courtyard setting.

EPC: D Council Tax Band: C Tenure: Freehold

Offers around £270,000

ENTRANCE HALL

Enter the property through a triple-glazed front door with glazed inserts into the entrance hall. The entrance hall has oak flooring, two ceiling light points, a radiator and doors provide access to the open plan living dining room, kitchen, ground floor bedroom, home office and shower room.

OPEN PLAN LIVING DINING ROOM

Measurements – 12'5" x 10'4" living room / 13'0" x 9'0" dining room

As the photography suggests the open plan living dining room enjoys a wealth of natural light which cascades from dual-aspect windows with a bank of window and sliding patio doors to the front elevation and two, porthole-style windows to the side elevation. The windows to the front provide fantastic, open-aspect views across the valley over rooftops. The lounge area features a central ceiling light point, a radiator and the focal point of the room is the living-flame effect gas fireplace with a granite inset and hearth with ornate, timber mantel surround. A double, stone-arched doorway then seamlessly leads into the formal dining room which has the sliding patio doors, giving direct access to the front garden and again, taking full advantage of the pleasant, open-aspect views. The dining room has a central ceiling light point.





KITCHEN

Measurements – 13'8" x 8'6"

The kitchen features a range of fitted wall and base units with Shaker-style cupboard fronts and with rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances which include a four-ring, ceramic hob with integrated cooker hood over and a built-in, Hotpoint oven. There is an integrated dishwasher and a built-in, shoulder-level microwave combination oven. The kitchen features tiling to the splash areas, under-unit lighting, wood-effect vinyl flooring and a ceiling light point. Additionally, there are cupboards, providing a great deal of additional storage, a radiator and a bank of double-glazed windows to the rear elevation with pleasant views across the gardens, a multi-panel timber and glazed door then gives access to the rear entrance.



REAR ENTRANCE

The rear entrance has a timber and glazed door with leaded detailing which leads to the pathway connecting the front and rear gardens. There is tiled flooring, exposed brick wall, a bank of double-glazed windows to the rear elevation and a ceiling light point. The rear entrance is used to house a tall-standing fridge/freezer unit.

GROUND FLOOR BEDROOM

Measurements – 12'5" x 9'5"

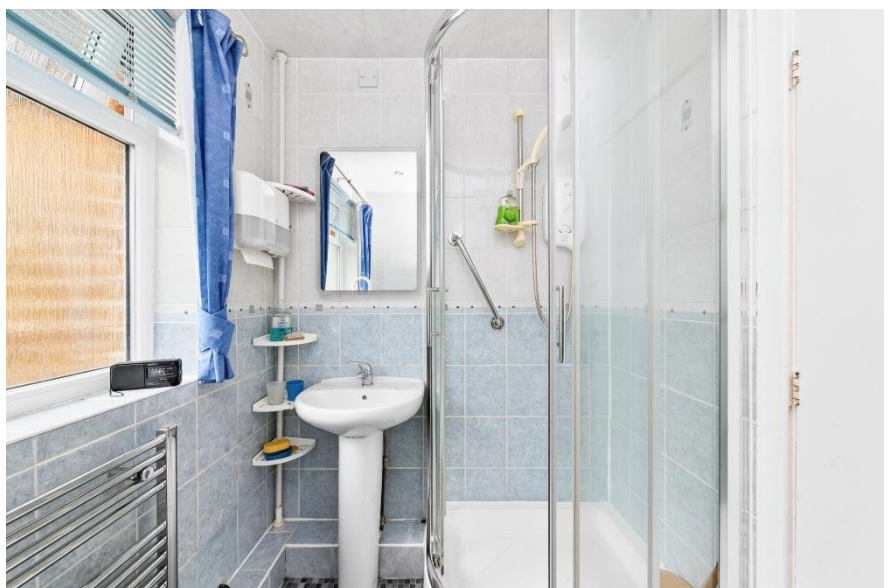
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SHOWER ROOM

Measurements – 6'10" x 5'6"

The shower room features a white, three-piece suite which comprises a quadrant-style, step-in shower cubicle with electric, Myra Sport shower, a pedestal wash handbasin with chrome mixer tap and a low-level WC with push-button flush. There are tiled walls, a panelled ceiling with inset spot lighting, a double-glazed window with obscure glass to the rear elevation and a chrome, ladder-style radiator.



HOME OFFICE

Measurements – 10'0" x 7'10"

The home office features the staircase, rising to the first floor with wooden handrails. There are sliding patio doors, giving access to the conservatory, a ceiling light point and radiator.



CONSERVATORY

Measurements – 9'0" x 6'10"

The conservatory is particularly light and airy with banks of windows at either side elevation and to the rear elevation with central, French doors giving access to the rear patio. There is lighting and power in situ, laminate flooring and pleasant views across the property's gardens.



FIRST FLOOR LANDING

Taking the kite-winding staircase from the home office, you reach the first floor which has a ceiling light point and a door giving access to bedroom two.

BEDROOM TWO

Measurements – 14'8" max x 12'8"

Bedroom two is a fabulously proportioned, light and airy double bedroom which has ample space for free-standing furniture. It features two double-glazed windows to the rear elevation with superb views across the property's gardens and of the pleasant, tree-lined outlook. There is a ceiling light point, fitted wardrobes with shelving under the eaves and a door then gives access to a particularly useful crawlspace which is great for storage and is panelled with lighting and fitted rails.



EXTERNAL FRONT

Externally to the front, a gated pathway with stairs meanders through well-stocked rockery/flower and shrub beds which leads to the front garden, this being low maintenance with a flagged area with flowers and shrubs and a superb, Indian stone-flagged patio, ideal for al fresco dining and barbecuing. The patio takes full advantage of the panoramic views across the valley and from here there is an ornamental pond and a hardstanding for a shed.





REAR EXTERNAL

Following the pathway down the side of the property, you reach the rear garden which has a gated, flagged patio area with barbecue stand and retaining walls where there are further, well-stocked and mature flower and shrub beds. Flagged steps then lead to the middle portion of the garden which is laid to lawn with flowers and shrubs and with part-fenced and part-hedged boundaries. The pathway then continues to the top of the garden which is a wildflower garden with a hardstanding for a greenhouse. This area is low maintenance, however, could be manicured into various flower and shrub beds if so required. A gate then leads onto the back lane.



THE BACK LANE

The back lane is accessed from Wooldale Road and leads to a courtyard area where the subject property has a detached garage.

GARAGE

The garage features an up-and-over door.



ADDITIONAL INFORMATION

EPC rating – E

Property tenure – Freehold

Local authority – Kirklees

Council tax band – C

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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7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 16:00



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