

Simon Blyth

ESTATE AGENTS



**CROFT VIEW, BLUEBELL MEADOWS, OFF WESLEY AVENUE, NETHERTHONG, HOLMFIRTH
– An A Rated EPC Eco home**



GROUND FLOOR



FIRST FLOOR



PROPERTY DESCRIPTION

Croft View is a spectacular five-bedroom detached family home, adjoining open fields and enjoying wonderful views up the valley. Occupying a prominent position on this nearly finished development, the property offers accommodation that is sure to impress.

The galleried hallway sets the scene in terms of size and style. There is a downstairs W.C., study/home office, delightful lounge with windows enjoying the views, and a spectacular dining/living kitchen with full bi-fold doors and a fabulous, glazed lantern. There is also a utility room and five bedrooms, four of which are doubles. Bedroom two is served by an en-suite, while bedroom one benefits from a dressing room and en-suite.

With a good-sized driveway, integral double garage and a very high specification, including underfloor heating to the ground floor, this highly energy efficient home is competitively priced, finished and ready for immediate occupation.

Croft View has been thoughtfully designed for modern, energy-efficient living, proudly achieving an A-rated Energy Performance Certificate. For homeowners, this means a home built to reduce energy use, improve comfort and support lower running costs, while also helping to reduce carbon emissions.

EPC: A Council Tax Band: TBC Tenure: Freehold

Offers around £820,000

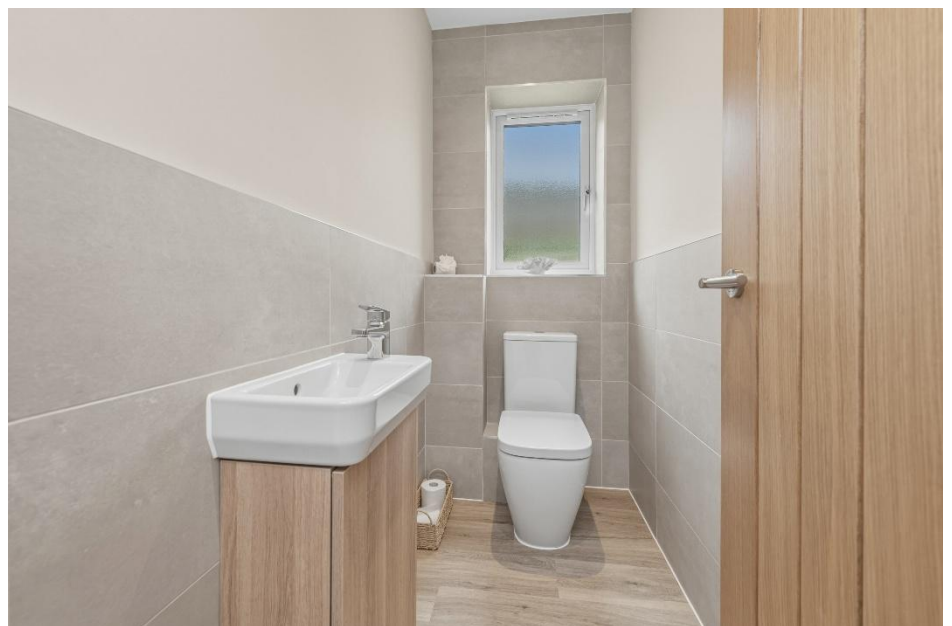
ENTRANCE HALLWAY

A stylish entrance door, with glazed panels to the side and fabulous glazing reaching up to ceiling height at first-floor level, provides an impressive entrance into this galleried hallway with attractive flooring. The home has two chandelier points and a beautiful oak and glazed staircase. There is oak and glazed balustrading at first-floor level. The entrance hall is of a good size and has a personal door through to the garage, together with a doorway giving access to the downstairs w.c.



DOWNSTAIRS W.C.

Fitted with a low-level w.c., stylish wash hand basin, continuation of the attractive flooring, half-height tiling and an obscure glazed window.



STUDY

Measurements – 9'0" x 8'0"

A useful study / home office with an outlook to the driveway side, twin windows and a central ceiling light point.

LOUNGE

Measurements – 16'2" x 13'4"

A bright and spacious lounge, beautifully positioned to take full advantage of the spectacular views over the rear gardens. Generously proportioned and filled with natural light from the large windows, this is a welcoming room ideal for relaxing, entertaining or enjoying the outlook.





LIVING DINING KITCHEN

Measurements – 20'0" x 27'0" max

As the photographs and floor layout plan suggest, this spectacular room once again enjoys views over the rear gardens and rural landscape beyond. It has a bank of five bi-fold doors, allowing a huge amount of natural light into the room, while the very large, glazed lantern above adds to the style and overall light, spacious feel.

The dining kitchen area is beautifully fitted to a very high standard, with units at both high and low levels, beautiful work surfaces, illuminated splashbacks and integrated illuminated glazed display cabinets. There is a drinks area with a wine fridge and enclosed glazed shelving for wine glasses and similar items. The breakfast bar is of a good size and has storage cupboards to the kitchen side.

There is an inset sink unit with a stylish mixer tap, a Neff five-ring gas hob with splashback and integrated extractor fan above, an integrated Neff dishwasher, a stainless steel and glazed-fronted Neff double oven, and an integrated Neff fridge freezer. Storage cupboards are plentiful. There are inset spotlights to the ceiling, and a fabulous chandelier point above the island unit.







UTILITY ROOM

Well positioned within the home, the utility room has a continuation of the attractive flooring. There are units at both high and low levels, plumbing for an automatic washing machine, a one-and-a-half-bowl inset stainless steel sink unit with mixer tap above, a beautiful work surface, an obscure glazed window and inset spotlights to the ceiling.



FIRST FLOOR LANDING

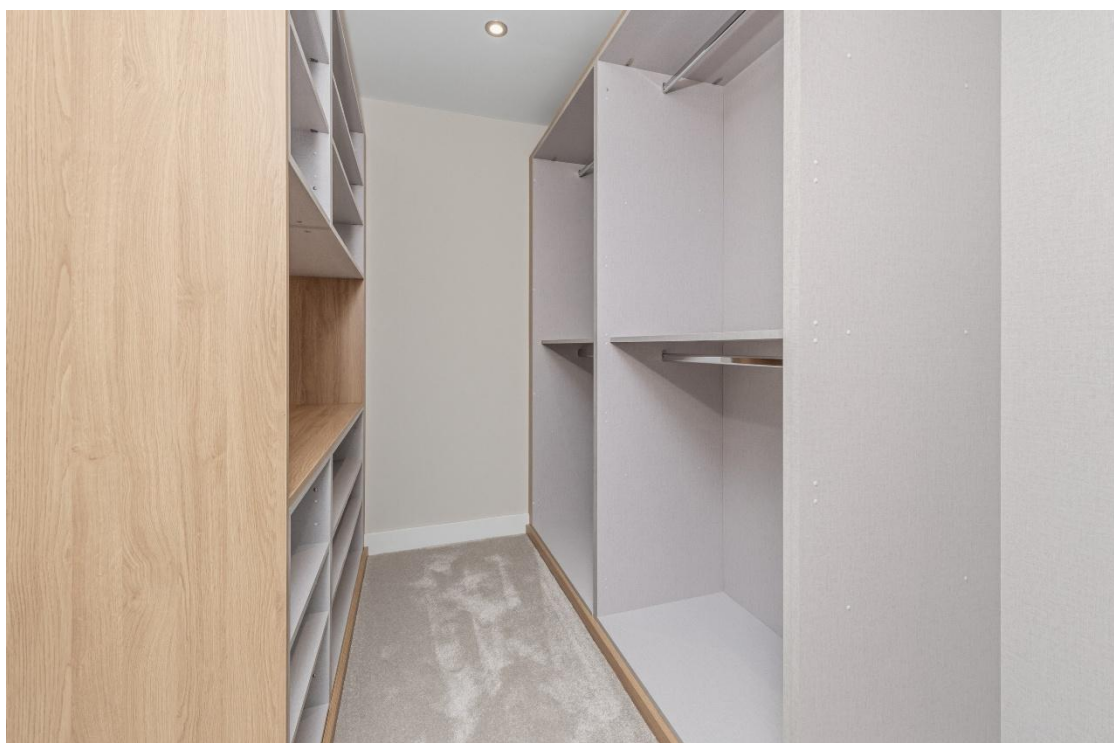
The staircase rises to the very large first floor landing, which takes full advantage of the upper portions of the glazing previously mentioned. It provides a lovely outlook to the driveway side, over the adjacent development and towards long-distance views beyond. There are two chandelier points and a good-sized storage cupboard, which houses the Vent-Axia air circulation system fitted throughout the home.



BEDROOM ONE

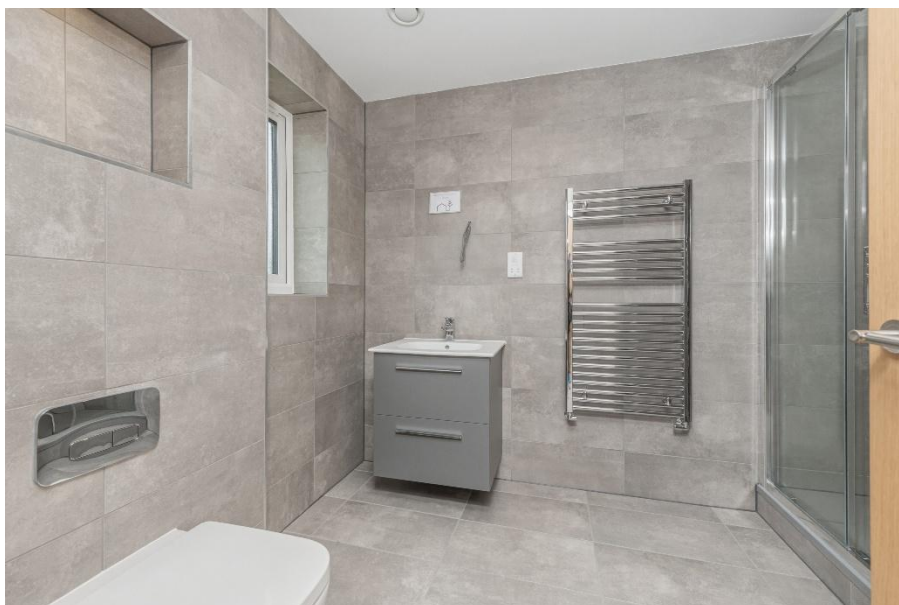
Measurements – 20'2" x 12'10"

A fabulous principal suite, including a very spacious bedroom with four windows providing a good amount of natural light and a pleasant outlook. There are two ceiling light points and an adjoining walk-in storage cupboard. The dressing room is beautifully fitted with shelving, display plinths, hanging rails and a gown-hanging area.



EN-SUITE TO BEDROOM ONE

A doorway leads through to the en-suite which, as the photograph suggests, is beautifully fitted with ceramic tiling to the floor and full ceiling height. It includes a large double-sized shower with high-specification chrome fittings, a wall-mounted chrome heated towel rail, a delightful vanity unit with cupboards beneath, wash hand basin, mixer tap and illuminated cabinet above, shaver socket, concealed cistern w.c. and illuminated display.



BEDROOM TWO/GUEST BEDROOM

Measurements – 16'3'' x 13'4'' max

The Guest Bedroom (Bedroom two) enjoys spectacular views over the rear gardens and adjoining farmland, facing a particularly sunny aspect. This good-sized double bedroom is served by a delightful en-suite.



EN-SUITE TO BEDROOM TWO

Comprising a vanity unit with drawer beneath, wash hand basin above, shaver socket, low-level w.c., good-sized shower with chrome fittings, chrome heated towel rail, obscure glazed window and inset spotlight to the ceiling.



BEDROOM THREE

Measurements – 17'6" x 9'5"

Once again, a good-sized double room with spectacular views and a loft access point.



BEDROOM FOUR

Measurements – 13'3" x 10'3"

A good-sized double room with lovely views to the rear.



BEDROOM FIVE

Measurements – 10'0'' x 9'0''

A stylish room with an outlook to the driveway side and a central ceiling light point.



HOUSE BATHROOM

The house bathroom is superbly appointed with a beautiful four-piece suite. This includes a wet-room-style shower with a fixed glazed screen and fabulous chrome fittings, a delightful double-ended bath with mixer tap above, concealed cistern W.C., vanity unit with drawers, wash hand basin, mixer tap, shaver socket and illuminated cabinet above. There are twin windows, inset spotlights to the ceiling, a chrome heated towel rail, and ceramic tiling to the floor and full ceiling height.



EXTERNAL

The property has a good-sized block paved driveway providing parking for three to four vehicles and access to the integral double garage. The garage is of high specification, with an automatically operated door and is fitted with an electric car charging point. It also has painted walls and a painted ceiling. This is a very well-presented, large garage with additional workshop/storage space.





ADDITIONAL INFORMATION

An A- Rated EPC Eco Home

The property benefits from timber frame construction, exceptional insulation, triple-glazed windows and a high level of airtightness, all working together to keep the home warmer in winter and cooler in summer. PV solar panels, low-energy LED lighting and a Wastewater Heat Recovery System further enhance the home's efficiency, while the Kinetic Sentinel Plus B heat recovery system helps provide fresh, filtered air throughout.

Designed with the future in mind, Croft View also includes an electric vehicle charging point, dual-flush toilets with RimLS+ flush technology, and a Kelda Concealed Void Flex Head Shower System with Air-Powered™ technology. Additional sustainable features, including a water butt and bat box, add to the home's eco-conscious appeal, making Croft View an ideal choice for buyers seeking style, comfort and responsible living.

Property tenure – Freehold

Local authority – Kirklees

Council tax band – TBC

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

MAILING LIST

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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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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