

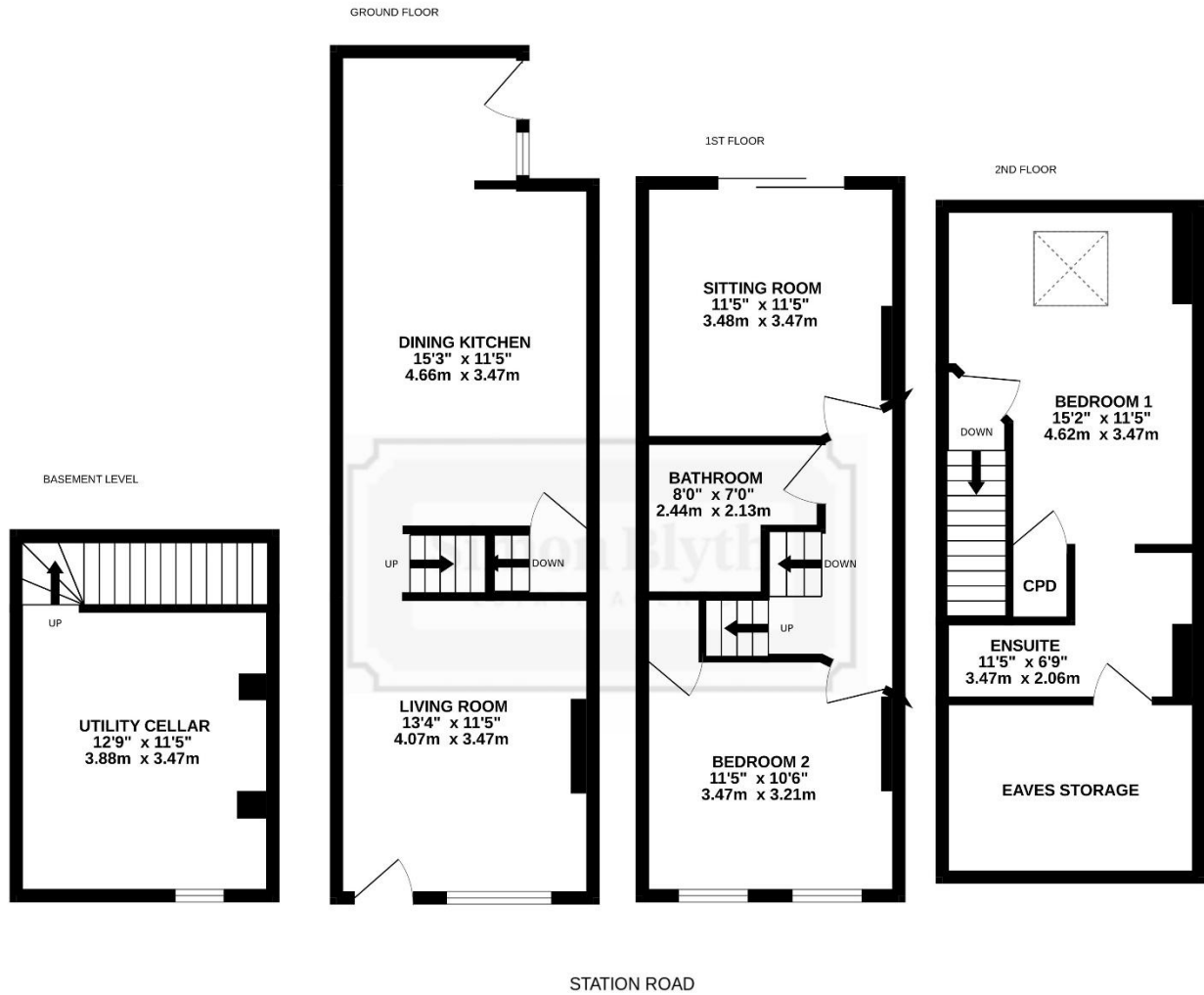


**STATION ROAD, HOLMFIRTH, HD9 1AE**

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## PROPERTY DESCRIPTION

CONVENIENTLY POSITIONED IN THE HEART OF HOLMFIRTH VILLAGE CENTRE IS THIS SUPERBLY PRESENTED, STYLISH THREE BEDROOM FAMILY HOME OFFERING SPACIOUS ACCOMMODATION ACROSS FOUR FLOORS. BOASTING OPEN-PLAN DINING-KITCHEN, FANTASTIC GARDEN WHICH TAKES FULL ADVANTAGE OF PANORAMIC VIEWS ACROSS THE VALLEY, MULTI-PURPOSE SUMMERHOUSE/GARDEN OFFICE AND TWO/THREE GENEROUS DOUBLE BEDROOMS. THE PROPERTY IS IN WALKING DISTANCE OF THE HIGH STREET, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND BENEFITS FROM LAND USED AS A PARKING SPACE.

The property accommodation briefly comprises of lounge with sash style window and cast iron log burning stove, open-plan dining-kitchen with fitted appliances to the ground floor. To the lower ground floor is a utility room and storage. To the first floor there are two double bedrooms and the house bathroom, the rear bedroom having been utilised as a second sitting room if required. To the second floor is the principal bedroom with impressive, vaulted ceiling, fitted wardrobe and with ensuite shower room. Externally there is a tiered garden to the rear with patio areas and a composite decking with summerhouse/garden office.

\*No onward chain\*

EPC: C Council Tax Band: C Tenure: Freehold

**Offers around £300,000**

## ENTRANCE

Enter the property through a double-glazed, composite door with obscure glazed inserts and a window above into the lounge.

## LOUNGE

*Measurements – 13'4" x 11'5"*

As the photography suggests, the lounge is a generously proportioned, light and airy reception room which features a fabulous, double-glazed, sash-style window to the front elevation, a pleasant, tree-lined outlook. There is high-quality, tiled flooring, a central ceiling light point and the focal point of the room is the inset fireplace with a cast-iron, log-burning stove, set upon a raised, stone hearth. The lounge then seamlessly leads into the open plan dining kitchen and with a carpeted staircase with twin handrail proceeding to the first floor.





## OPEN PLAN DINING KITCHEN

Measurements – 15'3" x 11'5"

The open plan dining kitchen room features a wealth of fitted wall and base units with Shaker style cupboard fronts and complementary, marbled-effect quartz work surfaces over, which incorporate an inset, composite sink unit with mixer tap over and bevelled drainer. The kitchen is equipped with high-quality, built-in appliances which include a four-ring, ceramic induction hob with matching, recirculating cooker hood over, a built-in waist-level oven, integrated fridge and freezer unit and a built-in dishwasher. The kitchen features a matching, quartz upstand to the work surface as well as high-gloss, brick-effect tiling to the splash areas. There are soft closing doors and drawers, inset spot lighting to the ceiling and three, ceiling, pendant light points over the dining area. There is a double-glazed, external door with obscure glazed inserts to the side elevation and a double-glazed window, again to the side with obscure glass, two radiators and a useful, understairs cupboard.



## LOWER GROUND FLOOR

Taking the kite-winding staircase from the dining area, you reach the lower ground floor, which is a particularly spacious utility area with provisions an automatic washing machine and space for a tumble dryer. There is tiled flooring, inset spot lighting to the ceiling, a radiator and a double-glazed window with obscure glass to the front elevation. The utility also houses the wall-mounted, Viessmann, combination boiler and there is a useful, understairs cupboard for storage.

## FIRST FLOOR LANDING

Taking the carpeted staircase from the open plan dining kitchen, you reach the split-level landing which has oak doors providing access to the front bedroom and the house bathroom and an oak and glazed door proceeds to the rear bedroom. There is a chandelier point at the stairwell head, inset spotlighting to the ceiling and a further carpeted staircase proceeds to the second floor.



## FRONT BEDROOM

*Measurements – 11'5" x 10'6"*

As the photography suggests, the front bedroom is a generously proportioned, light and airy double bedroom which has ample space for free-standing furniture. It features two, double-glazed, sash-style windows to the front elevation with a pleasant, open outlook of a tree-lined backdrop. There is inset spotlighting to the ceiling, high quality flooring and a radiator.



## REAR BEDROOM

*Measurements – 11'5" x 11'5"*

The bedroom to the rear, again, is a light and airy double bedroom which has ample space for free-standing furniture. It features inset spot lighting to the ceiling, a radiator, attractive, tiled flooring and a bank of double-glazed, aluminium, bi-folding doors with integrated Uni blinds provide direct access to the rear patio.



## BATHROOM

The bathroom features a modern, contemporary, three-piece suite which comprises a panelled, double-ended bath with wall-mounted, cascading waterfall mixer tap and shower head attachment, a low-level w.c. with push-button flush and a broad, wash handbasin, set upon a tiled vanity shelf with wall-mounted, cascading waterfall mixer tap. There is a chrome, ladder-style radiator, inset spotlighting to the ceiling, high-gloss, brick-effect tiling to the splash areas and an extractor fan.



## SECOND FLOOR

Taking the kite-winding, carpeted staircase from the first floor landing you reach the second floor which features a partly exposed timber beam to the ceiling, two ceiling light points and an oak door gives access to the principal bedroom.

## BEDROOM ONE

*Measurements – 15'2" x 11'5"*

Bedroom one is a generously proportioned, light and airy, dual-aspect double bedroom which benefits from fitted storage as well as space for free-standing furniture. There are double-glazed, skylight windows to the front and rear elevations, both with integrated blinds, high-quality flooring, inset spotlighting to the ceiling and wall light points. There is a useful, under-eaves cupboard and a built-in wardrobe over the bulkhead for the stairs with a hanging rail, a radiator and a door gives access to the en-suite shower room.



## EN-SUITE SHOWER ROOM

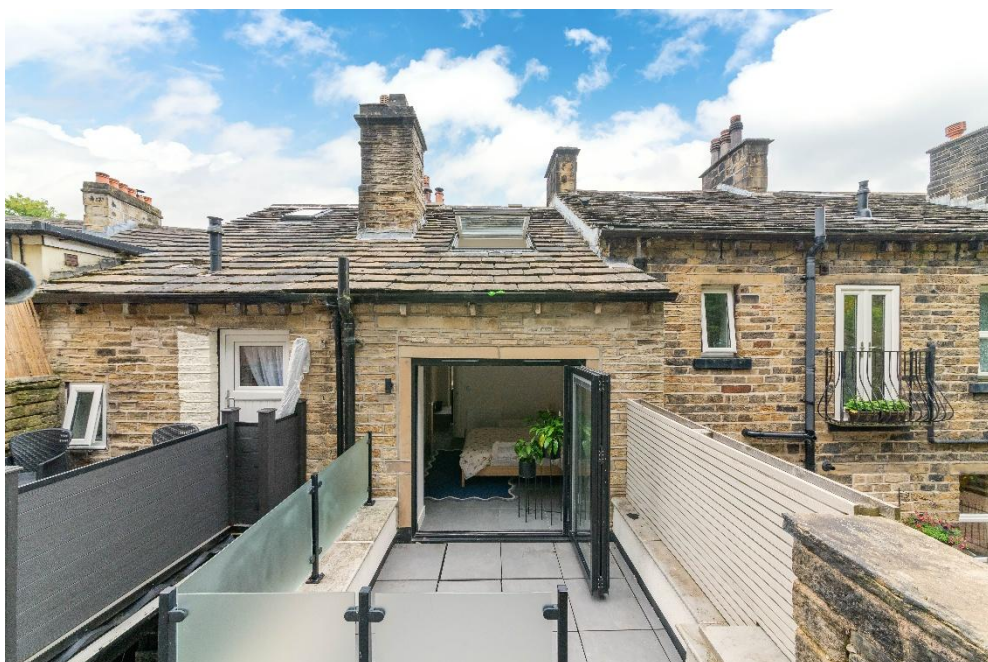
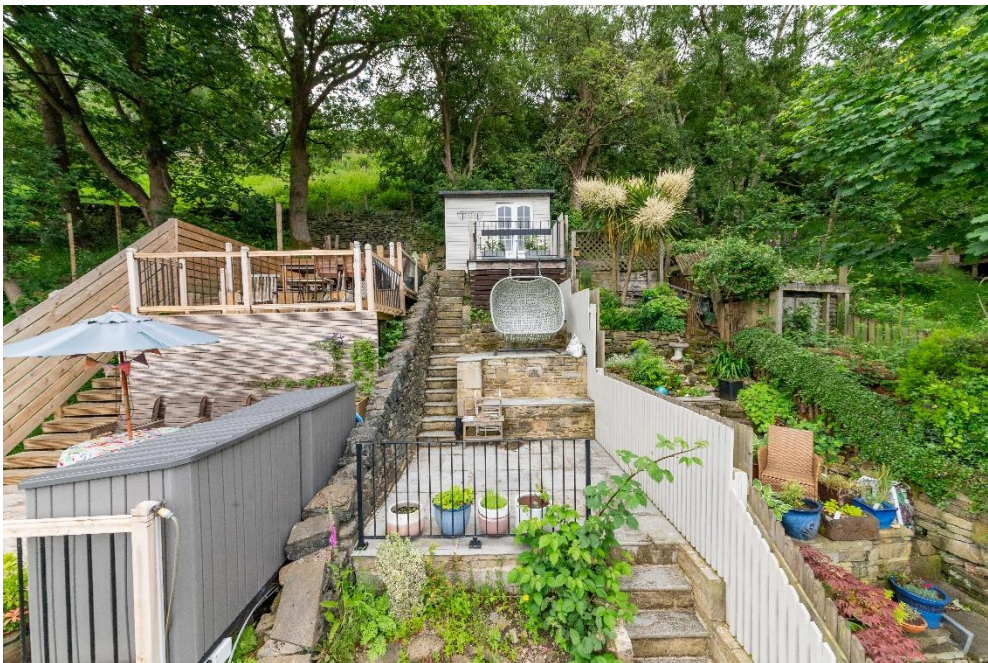
Measurements – 11'5" x 6'9"

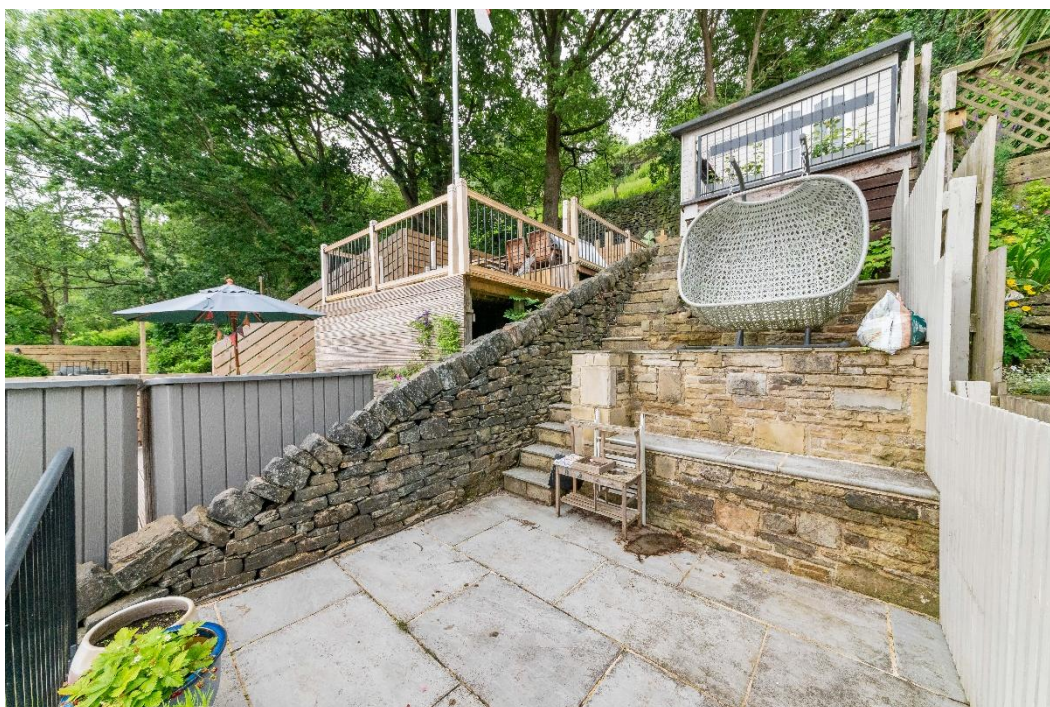
The en-suite shower room features a white three-piece suite which comprises a fixed frame, walk-in shower with thermostatic rainfall shower head and separate hand-held attachment, an oval bowl handbasin with wall-mounted mixer tap and a low-level w.c. with concealed cistern with push-button flush. There is inset spotlighting to the ceiling, an extractor fan, tiled flooring, a shaver point and a door encloses a useful, under-eaves cupboard.



## REAR EXTERNAL

Externally to the rear, the property benefits from an enclosed and spacious, tiered garden which features a flagged patio area, ideal for al fresco dining and barbecuing. There is part-walled and part-glazed balustrading and stone steps that lead to the top of the garden. There are external up-and-down lights as well as external plug points. Taking the Indian stone-flagged steps from the patio, you reach a further flagged area which takes full advantage of superb, open-aspect views across the valley and is a particularly pleasant seating area that enjoys the afternoon and evening sun. From here there is a further vantage point and as you reach the top of the garden there is a raised, composite, decked area with summer house which as the photographs suggest, offers panoramic views across the Holmfirth landscape with far-reaching views over the top of the valley.





## SUMMER HOUSE

The summer house features twin-opening, multi-panel and double-glazed doors to the front. There is lighting and power in situ and it has been utilized as a bar for entertainment and shelter but would make a fabulous home office with superb, open-aspect views across the valley.

### **ADDITIONAL INFORMATION**

EPC rating – C

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:

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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.

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### **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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