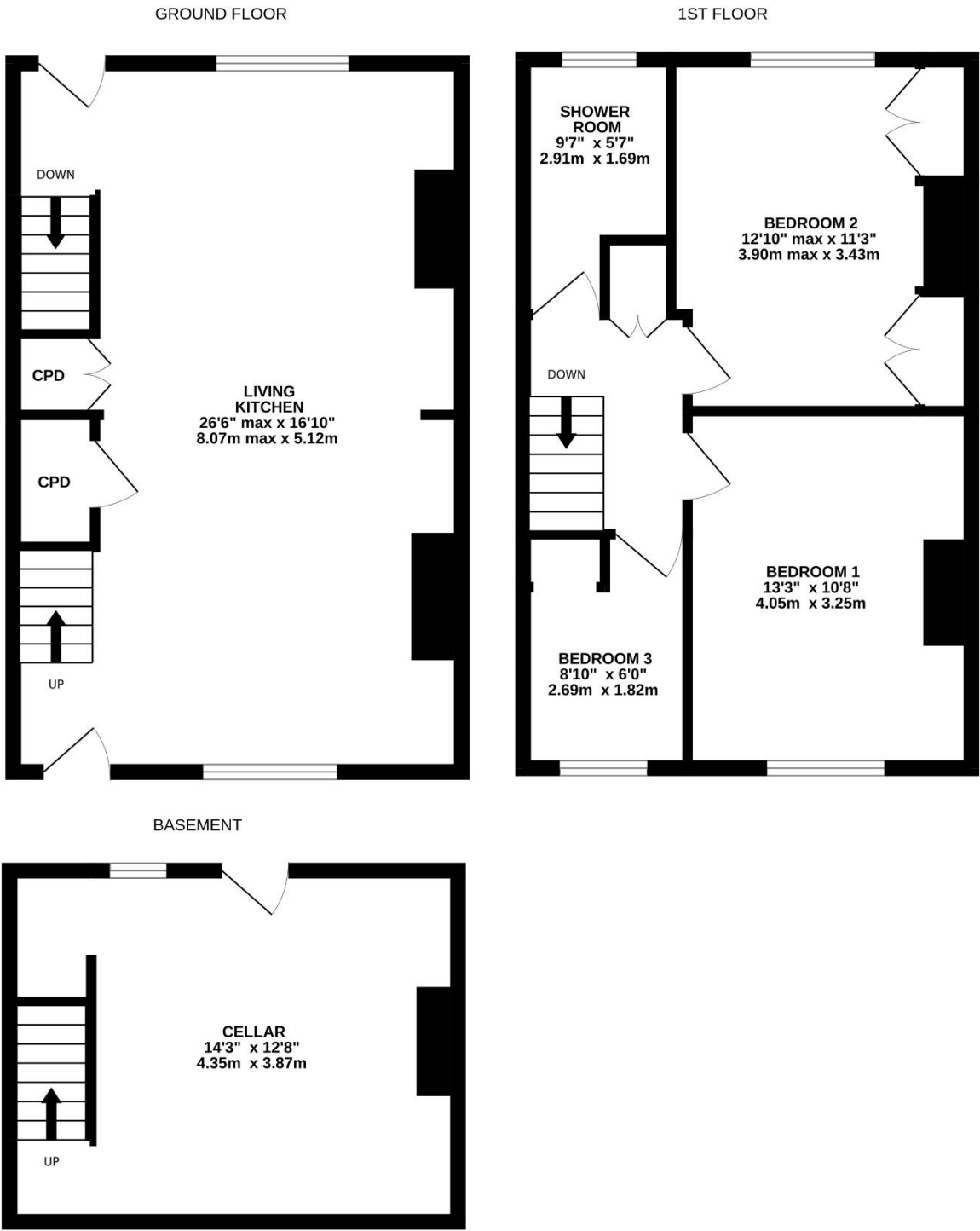


Simon Blyth
ESTATE AGENTS



HOLLY HOUSE, BRADSHAW ROAD, HONLEY, HD9 6DX



BRADSHAW 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

Rarely does a blend of fabulous renovation and a delightful period house come together so well. The fabulous interior of Holly House must be seen to be fully appreciated. Beautiful oak flooring throughout the huge open plan room with windows to both front and rear overlooking the property's gardens and parking spaces to the parking space to the rear. This three-bedroom home is tasteful from top to bottom. There is a basement, utility room / gym with door out to rear garden areas. With gas fired central heating and double glazing. It briefly comprises a fabulous lounge / dining area with Oak flooring, paneling to the walls, period style fireplace and wood burning stove, dining area / breakfast bar, superb kitchen with fabulous high-quality fittings, a window overlooking the rear gardens and everyday entrance door, basement / utility room / gym. To the first floor three bedrooms, two large doubles one with a huge amount of in-built bedroom furniture and pleasant long-distance views. Superb bath / shower room. All is presented to a particularly high standard and is beautifully located with rural walks and Honley centre, just 5 minutes away.

EPC: C Council Tax Band: B Tenure: Freehold

Offers Around £265,000

ENTRANCE

A particularly stylish door with glazed over light gives access to the property's accommodation. Firstly, there is a beautiful full-open space giving views throughout the home and windows to both at the front and at the rear. In the entrance hall area, there is an inset mat well to the beautiful oak flooring. This oak flooring continues throughout the ground floor of the home and once again there is inset matting to the rear entrance door, perhaps everyday entrance door due to the property's parking and garden area.

LIVING KITCHEN

Measurements – 26'6" max x 16'10"

The living kitchen room is spectacular, beautifully finished and this award-winning design must be seen to be fully appreciated. The wall panelling beautifully complements the coving to the ceiling. With a high ceiling height, chandelier point to the sitting area, a stylish vertical central heating radiator, attractive wall light hidden further lighting, stone flagged hearth with a stone surrounded and all being home for a wood burning Cast iron stove with glazed door. There is a delightful understairs storage cupboard, further good-sized lard cupboard and fabulous breakfast bar with seating for four/ five. The breakfast bar is complemented by a stylish mirror to one side and adjoins the beautiful kitchen area. The kitchen is exceptionally well finished with Silestone working services of Deval manufacture. There is an inset Franke stainless steel sink unit with stylish mixer tap over, induction hob of Neff manufacture with Neff stainless steel extractor fan over, Miele oven, soft close drawers, integrated fridge and integrated dishwasher.







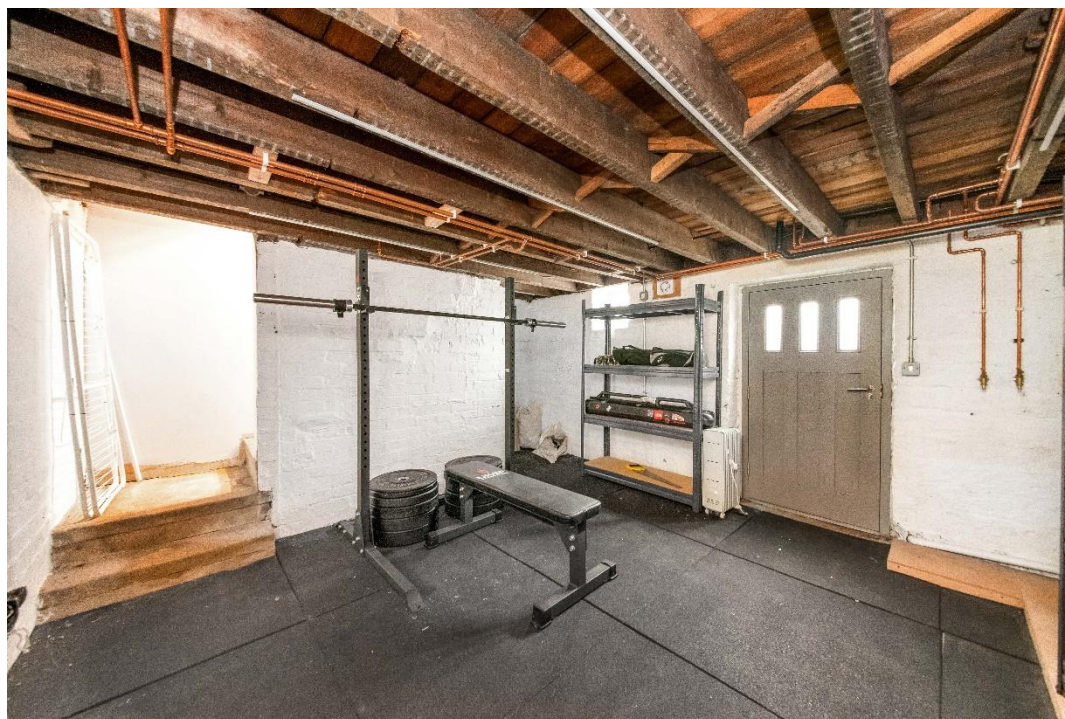
CLOAKS AND SHOE STORAGE AREA

Superbly designed and in keeping, an open staircase gives access down to the basement level. Here we have a utility room and general store.

UTILITY ROOM

Measurements – 14'3" x 12'8"

As the photograph suggests, the homeowners currently use this space as a gym. The room is of a particularly good size, has a stylish door giving access to the rear, additional fridge freezer space, central heating radiator and high-quality lighting.



FIRST FLOOR LANDING

From the entrance hall area, the beautiful period spiral style balustrade staircase with attractive new posts and handrails rises to the first-floor landing. This first-floor landing is of a good size and has a loft access point. It also has inbuilt storage cupboards. Period style doors lead through to the following rooms.



BEDROOM ONE

Measurements – 13'3" x 10'8"

Beautiful double room with a large window giving a pleasant view over the property's rear garden, parking space, village scene and hills in the distance. The room has inset spotlight to the ceiling, chandelier point, provision for wall mounted TV, beautiful display shelving, inbuilt wardrobes and drawers.



BEDROOM TWO

Measurements – 12'10 max x 11'3"

Once again, a lovely room. This delightful double bedroom has a pleasant outlook to the front, inset spotlight to the ceiling, central ceiling light point, and all is tastefully presented.



BEDROOM THREE

Measurements – 8'10" x 6'0"

An attractive bedroom / home office with display plinth high level display / display shelving, inset spotlighting and an outlook to the front.



HOUSE SHOWER ROOM

Measurements – 9'7" x 5'7"

Superbly finished, this has high quality ceramic tiling to the floor and full ceiling height where appropriate. There's a fixed glazed screen shower with superb stylish fittings, concealed cistern w.c., stylish wash hand basin with mixer tap over and storage cupboards beneath, good sized mirror, extractor fan, inset spotlighting, long distance view and chrome central heating radiator / heated towel rail.



FRONT EXTERNAL

Outside to the front, the property enjoys a delightful garden area with attractive stone walling, wrought iron gate set within period style stone gate post gives access to the garden and to the front entrance door. The garden has a stone flagged surface and has the fabulous Holly Tree from which the house is named.



REAR EXTERNAL

Please note those who require two parking spaces could create this with relative ease, either by removing the post to the pedestrian pathway, making the parking space two car wide, or by extending the car parking area nearer to the property.



ADDITIONAL INFORMATION

It should be noted the property has gas fired central heating and double glazing. The property has been subject to a full renovation scheme over the last few years and is superbly presented throughout. Carpet, curtains and certain other extras may be available by separate negotiation.

ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – B

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

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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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