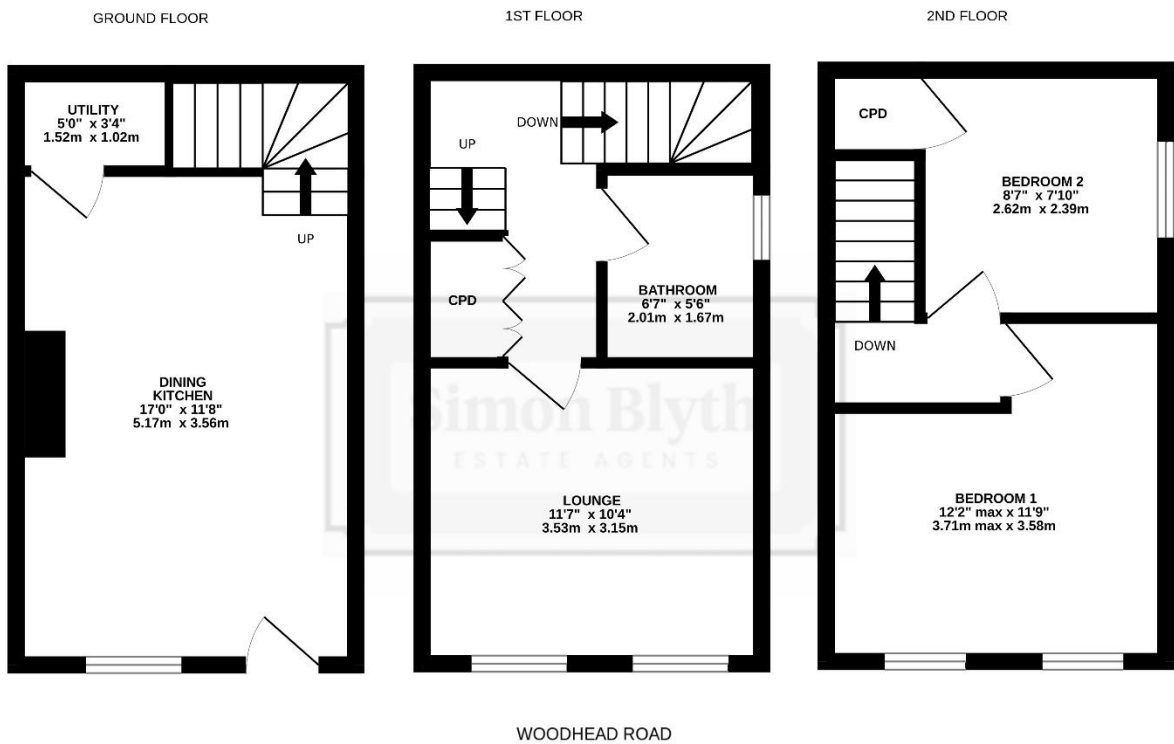


Simon Blyth
ESTATE AGENTS



WOODHEAD ROAD, HOLMBRIDGE, HD9 2NL



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PROPERTY DESCRIPTION

SUPERBLY PRESENTED, END TERRACED HOME WHICH TAKES FULL ADVANTAGE OF PLEASANT OPEN ASPECT VIEWS ACROSS THE VALLEY. SITUATED ON WOODHEAD ROAD, HOLMBRIDGE, A SHORT WALK TO AMENITIES, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND A SHORT DISTANCE FROM THE AFFLUENT VILLAGE OF HOLMFIRTH. THE PROPERTY HAS BEEN TASTEFULLY IMPROVED BY THE CURRENT VENDORS AND BOASTS MODERN BATHROOM, OPEN-PLAN DINING KITCHEN, AND PERIOD CHARM AND CHARACTER FEATURES.

The property accommodation briefly comprises of open – plan dining kitchen and utility room to the ground floor. To the first floor is the lounge with fabulous views across the valley and the house bathroom. To the second floor there are two well-proportioned bedrooms, the principal room again enjoying Countryside views. Externally the property is accessed directly off Woodhead Road.

EPC rating: D Council tax: A Tenure: Freehold

Offers Around £190,000

ENTRANCE

Enter the property through a multi-panelled, timber and glazed door with obscure glazed inserts into the open-plan dining kitchen.

OPEN PLAN DINING KITCHEN

Measurements – 17'0" x 11'8"

The open plan dining kitchen room enjoys a wealth of natural light, which cascades through the double-glazed window to the front elevation, and has a window seat beneath and offers pleasant, open aspect views across Woodhead Road, over open fields. There is inset spotlighting to the ceilings, attractive, herringbone-style flooring, a radiator and doors which enclose the staircase, rising to the first floor and access into the utility. The kitchen features a wide range of fitted wall and base units with Shaker style cupboard fronts and with complementary, rolled edge work surfaces over, which incorporate a single 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 and a built-in, AEG, fan-assisted oven and space in the alcove by the chimney breast for an American style fridge/freezer unit. The kitchen features high-gloss, brick-effect tiling to the splash areas, exposed, timber beams to the ceiling and the focal point of the room is the beautiful, stone, Inglenook fireplace with a raised hearth and space for a log burner or a feature electric fireplace.





UTILITY

Measurements – 5'0" x 3'4"

The herringbone style flooring continues through into the utility room which has plumbing and provisions for an automatic washing machine and space for a tumble dryer. There is a fitted work surface for storage, fitted shelving and a ceiling light point.

FIRST FLOOR LANDING

A newly carpeted staircase rises to the first-floor landing with decorative wall panelling, exposed timber beams on display, two ceiling light points as well as two recessed lights to the ceiling. A further carpeted staircase rises to the first floor with wooden banister and with ample storage cupboards beneath. There are multi-panelled doors giving access to the lounge and the bathroom.



LOUNGE

Measurements – 11'7" x 10'4"

As the photography suggests, the lounge is a generously proportioned, light and airy reception room which has two double-glazed windows to the front elevation which take full advantage of the superb, open-aspect views across the valley. The lounge has a fabulous, exposed timber beam on display and a radiator.





BATHROOM

Measurements – 6'7" x 5'6"

The bathroom features a modern, contemporary, three-piece suite which comprises a panel bath with electric, Triton, Cara shower over and glazed shower guard with cascading mixer tap, a broad, pedestal wash handbasin with cascading, waterfall mixer tap over and a low-level WC with push-button flush. There is vinyl, tile-effect flooring, high gloss tiling to the walls and an exposed, timber beam on display and a ceiling light point. Additionally, the bathroom has decorative wall panelling, a radiator and a double-glazed window with obscure glass to the side elevation.



SECOND FLOOR LANDING

Taking the staircase from the first-floor landing, you reach the second floor, which is decorated to a high standard, benefitting from newly fitted carpets with decorative wall panelling, a ceiling light point and multi-panelled doors giving access to two, well-proportioned bedrooms.

BEDROOM ONE

Measurements – 12'2" max x 11'9"

Bedroom one is a particularly light and airy and generously proportioned bedroom which has ample space for free-standing furniture. The room features exposed, timber floorboards, decorative coving to the ceiling, a ceiling light point, radiator and two double-glazed windows to the front elevation, taking full advantage of fabulous, open aspect views across Woodhead Road of open fields and countryside.



BEDROOM TWO

Measurements – 8'7" x 7'10"

Bedroom two is situated at the rear of the property and can accommodate a three-quarter bed with ample space for free-standing furniture. There is decorative coving to the ceiling, a ceiling light point, radiator, a double-glazed window with obscure glass to the side elevation and a multi-panelled door encloses a useful, bulkhead store cupboard and a loft hatch gives access to a useful attic space.



ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – A

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 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

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Sunday - 11:00 to 16:00



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