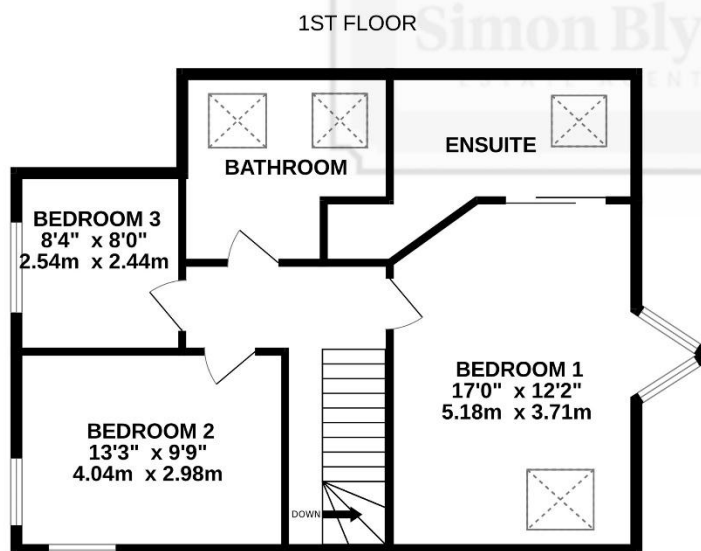
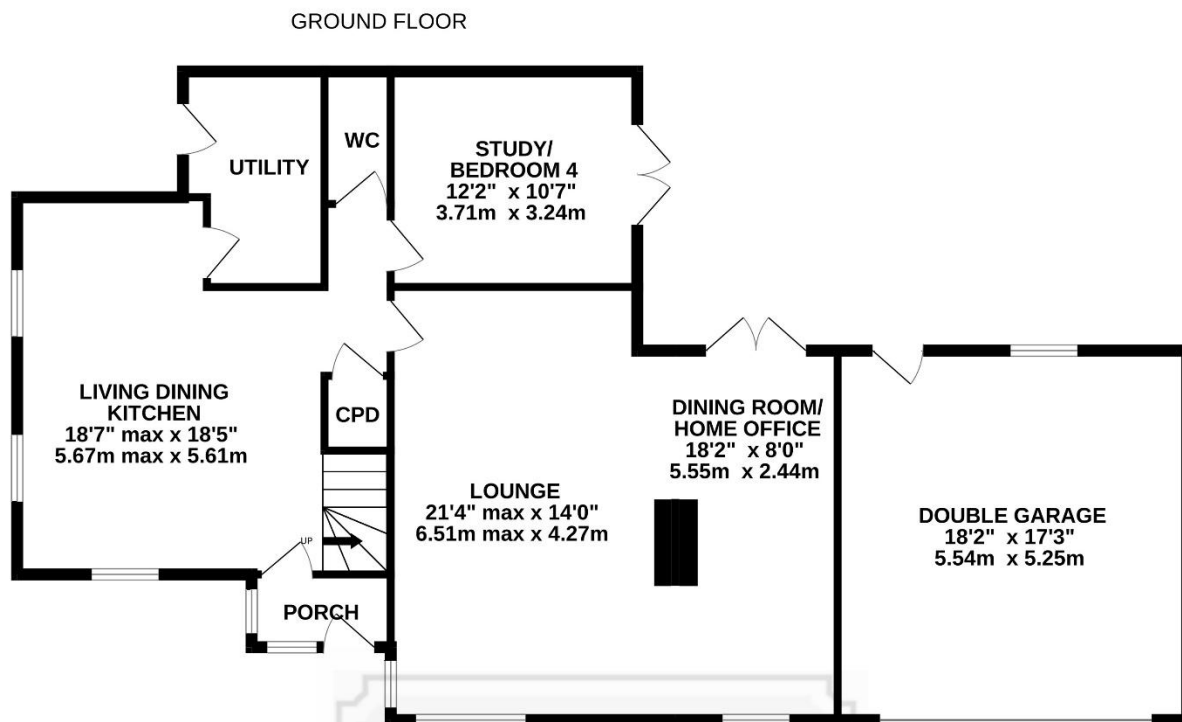




WINDMILL VIEW, SCHOLES, HD9 1SA



WINDMILL VIEW

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

A beautifully positioned, true detached family home with a huge amount of ground floor space including the fourth bedroom/office, a very large lounge, adjoining dining room/dining area, living/dining kitchen, downstairs w.c. and a good sized utility room, three good-sized bedrooms to the first floor including bedroom one with en-suite, high quality bathroom, pleasant, lawned gardens to the front and side with large, paved patio and delightful, enclosed gardens to the rear. There is also an integral, double garage.

With a good-sized driveway and in a delightful, village location, the property offers extremely good value for money and must be viewed internally to be understood and appreciated. Please note that the property has no onward chain and a part-exchange for a smaller home in the near locality would be considered.

EPC rating: C Council tax: F Tenure: Freehold

Offers Around: £475,000

ENTRANCE

There is a delightful, stone entrance porch externally and high-quality entrance door with inset glazing. The entrance porch has glazing to two sides and a pleasant view out over the property's front gardens and fields beyond. With high quality, ceramic flooring, a timber and glazed door leads through to the living accommodation.

LIVING DINING KITCHEN

Measurements – 18'7" max x 18'5"

This, as the photographs and floor layout plan suggest, is a fabulous, large room. It has a huge amount of natural light, courtesy of five, good sized windows. It has good ceiling height with chandelier and lighting points above the breakfast bar. The impressive kitchen is fitted superbly and the units are to be found at both the high and low level with a large amount of granite working surfaces, decorative, tiled splashbacks, under-unit lighting, integrated, high specification double ovens of NEFF manufacture, induction hob with stainless steel extractor fan above, stylish one-and-a-half-bowl sink with mixer tap above and integrated dishwasher. There is also a wine fridge. The room has provision for a wall-mounted TV, a useful under-stairs storage cupboard and is, to some degree, galleried to the first-floor landing. A doorway from here leads through to the downstairs W.C.

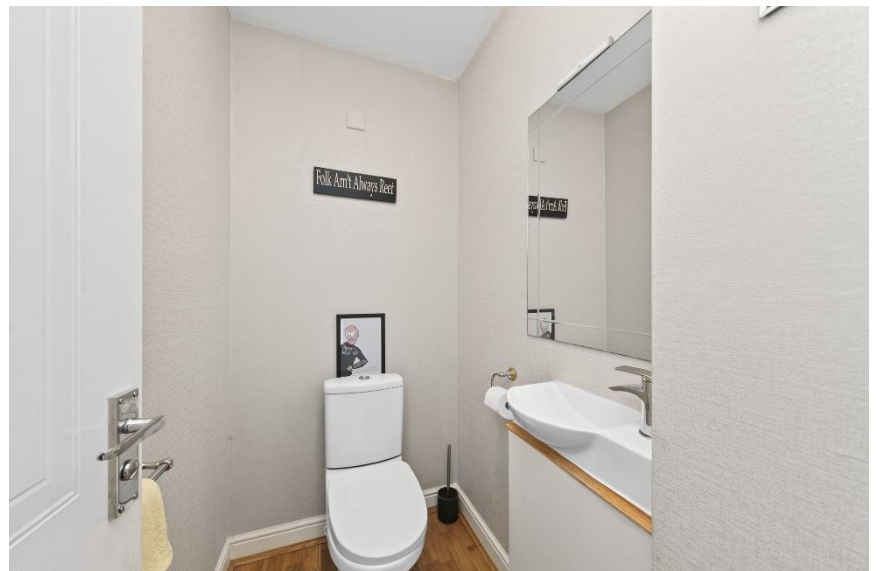






DOWNSTAIRS W.C.

This, once again, is superbly presented and has attractive flooring, a low-level w.c. and wash handbasin.



UTILITY ROOM

Joining the kitchen, is the good-sized utility room. The utility room has an external, stable-style door, giving access out to the side, a ladder-style radiator in chrome, plumbing for an automatic washing machine, housing point for a large, American style fridge freezer, wine racking above, work surface and further display shelving. There is also a further central heating radiator and inset spot lighting to the ceiling.

LOUNGE

Measurements – 21'4" max x 14'0"

As the photographs and floor layout plan, once again, demonstrate, the lounge is particularly large and has three windows giving a super view out to the front and an automatically operated Velux-style window to the high-angled ceiling line. Immediately adjoining the lounge is a dining area, which could be considered suitable for home office space, particularly if divided from the lounge. There is a through fireplace with attractive, brick chimney breast reaching up to the ceiling height. The dining room has twin windows giving an outlook to the front and the room in its entirety has twin glazed doors leading out to the raised patio and lawned gardens beyond, details of which are to follow. The room is decorated to a high standard with dado rail, it has picture light and wall light points. Also on the ground floor is bedroom four/home office/study.





DINING ROOM

Measurements – 18'2" x 8'0"

The dining room has twin windows giving an outlook to the front and the room in its entirety has twin glazed doors leading out to the raised patio and lawned gardens beyond, details of which are to follow. The room is decorated to a high standard with dado rail, it has picture light and wall light points. Also on the ground floor is bedroom four/home office/study.



BEDROOM FOUR / OFFICE

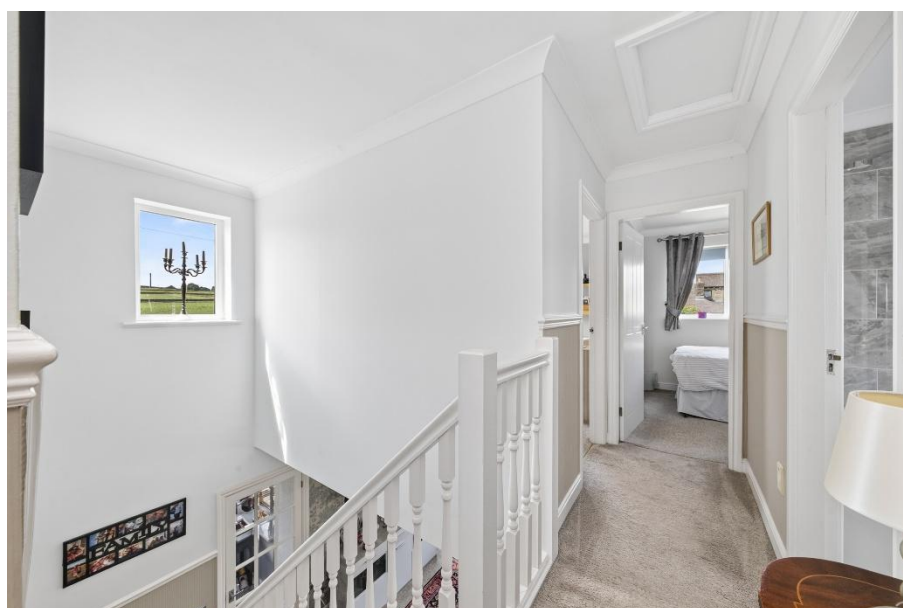
Measurements – 12'2" x 10'7"

This which is well-used as a home office/study has uPVC glazed doors out to the previously mentioned patio and gardens. There is inset spotlighting to the ceiling. The room is of a particularly good size and is adjacent to the downstairs w.c., therefore, if an en-suite were required, plumbing would be of relative ease.



FIRST FLOOR LANDING

With a previously mentioned galleried first floor landing (having a loft access point), it has a window giving a superb, long-distance view.



BEDROOM ONE

Measurements – 17'0" x 12'2"

A large, double bedroom with gable window giving a lovely view out towards the hills above Hepworth and Jackson Bridge. There is a large Velux-style window. The room also has provision for a wall-mounted television and has a bank of inbuilt robes. Sliding mirrored doors give access to the en-suite.



EN-SUITE

This en-suite is much larger than might first be imagined. There is a shower cubicle, wash handbasin with mixer tap above and low-level w.c. There is also a large amount of cupboards and drawers and a small dressing area to one side. The room also has a Velux-style window and chrome central heating radiator/towel rail.



BEDROOM TWO

Measurements – 13'3" x 9'9"

A pleasant, double room, positioned to the front of the home with two, tall windows giving outstanding views out over the neighbouring fields and long-distance views over towards Holme Moss. The room has inbuilt furniture, including wardrobes and a plinth with inset spotlighting.



BEDROOM THREE

Measurements – 8'4" x 8'0"

Once again, a good-sized room with provision for a double bed with inbuilt bedroom furniture, twin windows and central ceiling light point.



HOUSE BATHROOM

The house bathroom is of a particularly stylish nature and superbly finished. It has ceramic tiled flooring, ceramic tiling to the majority, all of which is particularly well-presented. There is a bath with shower over, concealed cistern w.c, superb vanity unit with cupboards beneath and plinth beyond, inset spot lighting, chrome heated towel rail and good-sized cupboard, being home for the property's gas fired central heating boiler. The bathroom has two Velux-style windows.



FRONT EXTERNAL

The property has garden areas to the front, side and to the rear. To the front, there is a good-sized, paved, sitting out area and lawned gardens with steps leading up to the roadway. There is also a good-sized driveway providing parking for at least two vehicles and this could be extended relatively easily if so desired. This driveway gives access to the attached, double garage which has an automatically operated, up-and-over door. The garage is fitted with power, light and water and has a window to the rear and a personal door giving access out to the rear gardens.



GARDENS

Returning to the gardens, the side gardens have a continuation of the lawn. This is of a good size and could be contained within fencing if so desired. The pathway continues around to the rear to a gate leading through to the rear garden. The rear garden is particularly private and has mature shrubbery and trees, a good amount of fencing, paved pathways and raised, decked area. The garden is immediately accessed from the lounge/dining area and from the study/bedroom four. There is external lighting and is described by the vendor as a 'true suntrap'.





VIEW



ADDITIONAL INFORMATION

It should be noted that the property has external lighting, external power points, external tap, gas fired central heating, double glazing, carpets curtains and certain other extras may be available under separate negotiation. Please note that the property has no onward chain and a part-exchange for a smaller home in the near locality would be considered.

ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – F

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.

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