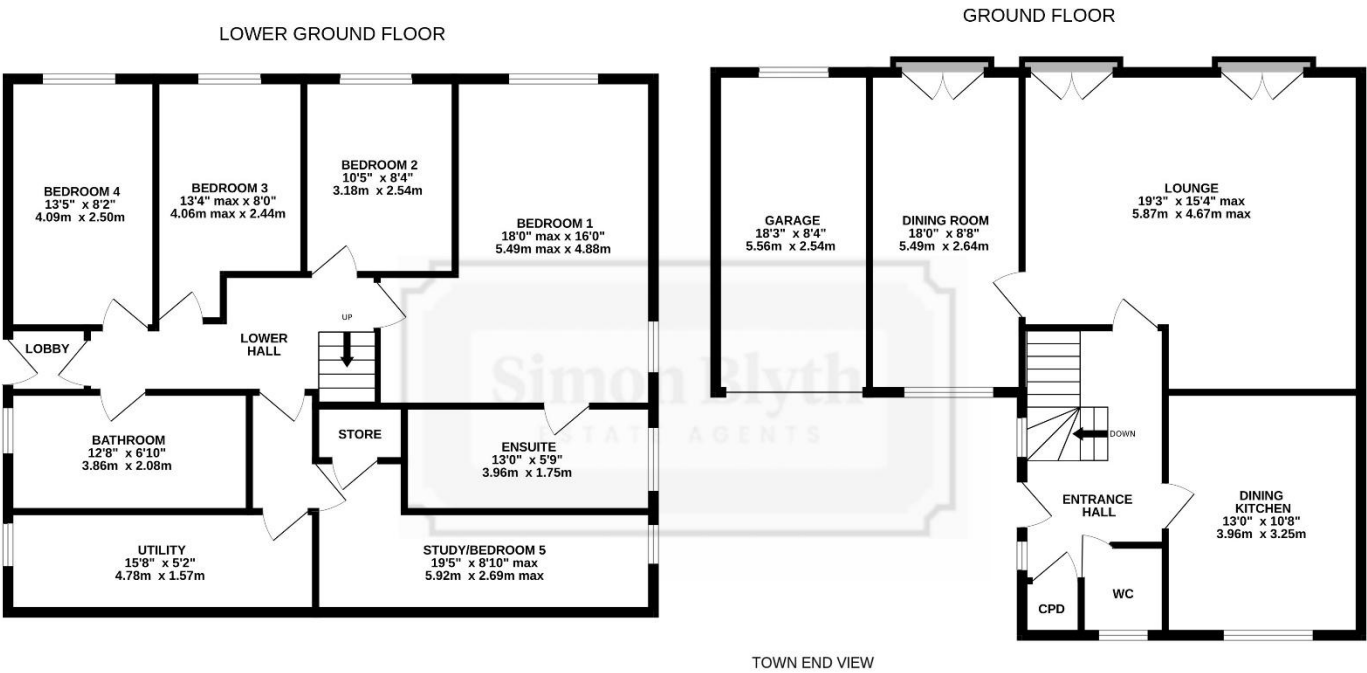




TOWN END VIEW, HOLMFIRTH, HD9 1AX



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PROPERTY DESCRIPTION

OCCUPYING AN ELEVATED POSITION ON A QUIET CUL-DE-SAC SETTING IS THIS SUPERBLY APPOINTED, DETACHED FAMILY HOME. SITUATED AT TOWN END VIEW, HOLMFIRTH, IN A GREAT POSITION FOR ACCESS TO AMENITIES AND THE VILLAGE CENTRE, IN CATCHMENT FOR WELL-REGARDED SCHOOLING AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION FOR THE GROWING FAMILY, FIVE WELL-PROPORTIONED BEDROOMS AND IS OFFERED WITH NO ONWARD CHAIN. The property accommodation briefly comprises of entrance hall, cloaks cupboard, ground floor WC, breakfast kitchen, open plan living dining room with two Juliet balconies taking advantage of fantastic views, second reception room / formal dining room and integral garage to the ground floor. To the lower ground floor is a hallway, rear entrance, utility room, five well-proportioned bedrooms and the bathroom. The principal bedroom with en-suite shower room facilities. Externally, the property features a block paved driveway providing off street parking for four cars with a pathway leading to the front door and steps descending the side of the property to the rear garden. Externally to the rear the property enjoys a low maintenance flagged patio ideal for alfresco dining and barbecuing and which offers stunning panoramic views across the valley and a gravelled area which could be laid to lawn with mature flower and shrub beds and part hedged and part walled boundaries.

EPC: C Council Tax Band: F Tenure: Freehold

Offers around £475,000

GROUND FLOOR

Enter the property through a double glazed, composite door with obscure glazed inserts from the side elevation with an adjoining window into the entrance.

ENTRANCE HALL

The entrance hall has two ceiling light points, a radiator and a kite-winding staircase with a wooden banister and traditional spindle balustrade over the stairwell head descends to the lower ground floor. There are multi-panelled timber and glazed doors providing access to the breakfast kitchen and to the fabulous lounge and multi-panelled doors then give access to the cloak room and to the downstairs w.c.



DOWNSTAIRS W.C.

The downstairs w.c. features a white, two-piece suite comprising a wall-hung wash basin with tiled splashback and a low-level w.c. There is a ceiling light point, a radiator, a double-glazed window with obscure glass to the front elevation and an extractor fan.

LOUNGE

Measurements – 19'3" x 15'4" max

As the photography suggests, the lounge is a generous proportioned, light and airy reception room which takes full advantage of the elevated position of the property with panoramic views across the valley. There is decorative coving to the ceiling, two ceiling light points, two wall light points and two radiators. The focal point of the room is the living flame-effect gas fireplace with ornate, decorative mantel and surround and there are two, double glazed, Juliet balconies to the rear elevation providing the stunning aspect. A multi-panelled timber and glazed door then open to the formal dining room.





FORMAL DINING ROOM

Measurements – 18'0" x 8'8"

This versatile space can be utilized for in a variety of ways, and again, enjoys a wealth of natural light which cascades from the dual-aspect windows with a bank of mullioned windows to the front elevation and Juliet balcony to the rear elevation, taking advantage of fabulous views across the valley. There is a central ceiling light point and a radiator, a door then gives access to the integral garage.



INTEGRAL GARAGE

The garage features an up-and-over door. There is lighting and power in situ, a bank of double-glazed, mullioned windows to the rear elevation, providing a great deal of natural light and the stunning views and it houses the wall-mounted, combination Worcester/Bosch boiler.

BREAKFAST KITCHEN

Measurements – 13'0" x 10'8"

The breakfast kitchen room 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 one-and-a-half bowl, stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with space for a seven-ring, range cooker with canopy-style cooker hood over and is also equipped with built-in appliances which include an integrated fridge/freezer unit and a built-in dishwasher. There are glazed, display cabinets, under-unit lighting and tiling to the splash areas, attractive laminate flooring, a plinth heater as well as cornice inset lighting, a bank of double glazed, mullioned windows to the front elevation providing natural light and there is inset spot lighting to the ceiling.





LOWER GROUND FLOOR

Taking the kite-winding staircase from the entrance hall, you reach the lower ground floor which has doors providing access to the bedroom accommodation and bathroom. There is a multi-panel, timber and glazed door leading to the rear entrance, two ceiling light points and a radiator.

BEDROOM ONE

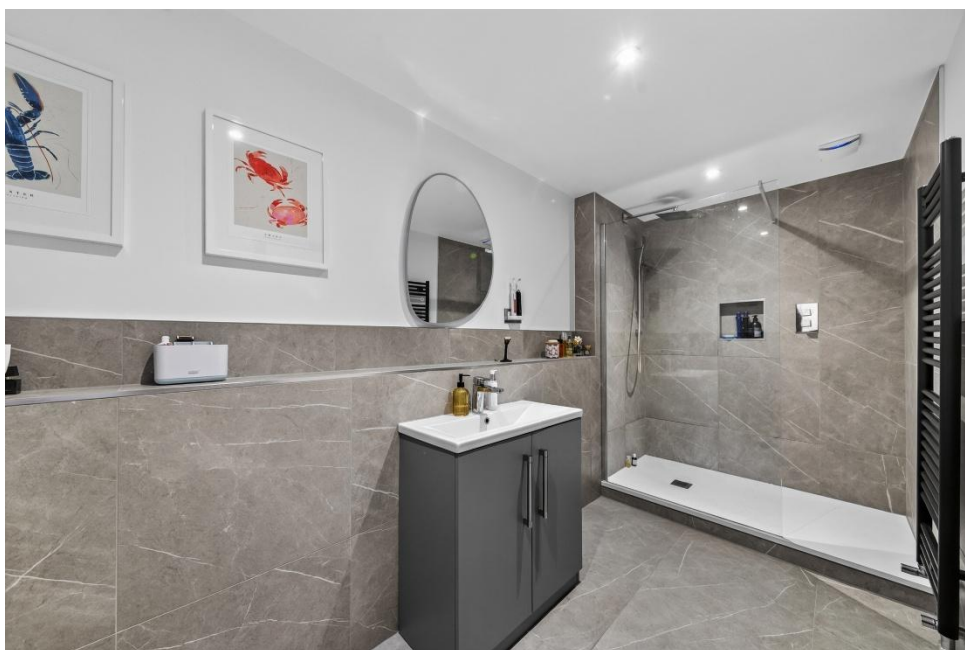
Measurements – 18'0" max x 16'0"

Bedroom one is a particularly spacious, double bedroom which has ample space for free-standing furniture and features dual-aspect windows with a bank of double-glazed, mullioned windows to the rear elevation with fabulous, open aspect views and an additional, double-glazed window to the side elevation with obscure glass. There are two ceiling light points, a radiator and banks of fitted wardrobes which have hanging rails and shelving. A multi-panel door then gives access to the en-suite shower room.



EN-SUITE

The en-suite shower room features a modern, contemporary, three-piece suite which comprises a fixed frame, walk-in shower with thermostatic, rainfall shower head and with separate, hand-held attachment, a broad, winged wash handbasin with chrome, Monobloc mixer tap and vanity cupboards beneath and a low-level w.c. with concealed cistern and push-button flush. There is attractive tiled flooring with under floor heating and tiling to the walls, inset spotlighting to the ceiling, an extractor vent, double glazed window with obscure glass to the side elevation and a horizontal, dual heated towel rail.



BEDROOM TWO

Measurements – 10'5" x 8'4"

Bedroom two is a generously proportioned, light and airy, double bedroom which has ample space for free-standing furniture. The room features a bank of double-glazed, mullioned windows to the rear elevation, with pleasant views across the property's gardens and with stunning, panoramic views across the valley. There is a central ceiling light point and radiator.



BEDROOM THREE

Measurements – 13'4" max x 8'0"

Bedroom three, again, can accommodate a double bed with space for free-standing furniture. There is inset spotlighting to the ceiling, a radiator and a bank of double glazed, mullioned windows to the rear elevation, taking advantage of the stunning views.



BEDROOM FOUR

Measurements – 13'5" x 8'2"

Bedroom four is currently utilized as a hobby room/gym but can accommodate a double bed with space for free-standing furniture. There is inset spotlighting to the ceiling, a radiator and a bank of double glazed, mullioned windows to the rear elevation.





BEDROOM FIVE / HOME OFFICE

Measurements – 19'5" x 8'10" max

This generously proportioned and spacious double bedroom has ample space for free standing furniture and is currently utilized as a home office / recreation room. It features a double-glazed window to the side elevation, two ceiling light points, a radiator, extractor fan and a useful storage cupboard under the stairs.

HOUSE BATHROOM

Measurements – 12'8" x 6'10"

The bathroom features a white, four-piece suite which comprises a low-level w.c., a pedestal wash hand basin, a double-ended, panelled bath with multi-jet function and shower head mixer tap and a fixed frame, walk-in shower enclosure with thermostatic, shower attachment. There is a part-panelled ceiling with inset spotlighting, tiled walls and tiled flooring, an extractor fan, radiator and a double-glazed window with obscure glass to the side elevation.



UTILITY

Measurements – 15'8" x 5'2"

The utility room is accessed via the inner vestibule and features a fitted base unit with Shaker cupboard front and rolled-edge work surface over which incorporates a single bowl, stainless steel sink and drainer unit with chrome mixer tap. There is plumbing and provision for an automatic washing machine with space for a tumble dryer above, a double-glazed window, two ceiling light points and an extractor fan.

EXTERNAL

Externally to the rear, the property features a fabulous, Indian stone-flagged patio which is ideal for alfresco dining, barbecuing and entertainment. The patio takes advantage of the superb, open-aspect views across the valley and enjoys the sun throughout the afternoon and evening. There is a low-maintenance, gravelled area with space for pots and plants, privacy bearing and maturing hedge border as well as part-fenced and part-hedged boundaries. There is an external security light, well-stocked flower and shrub beds and a further hardstanding with a garden shed in place.



ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees

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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MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259