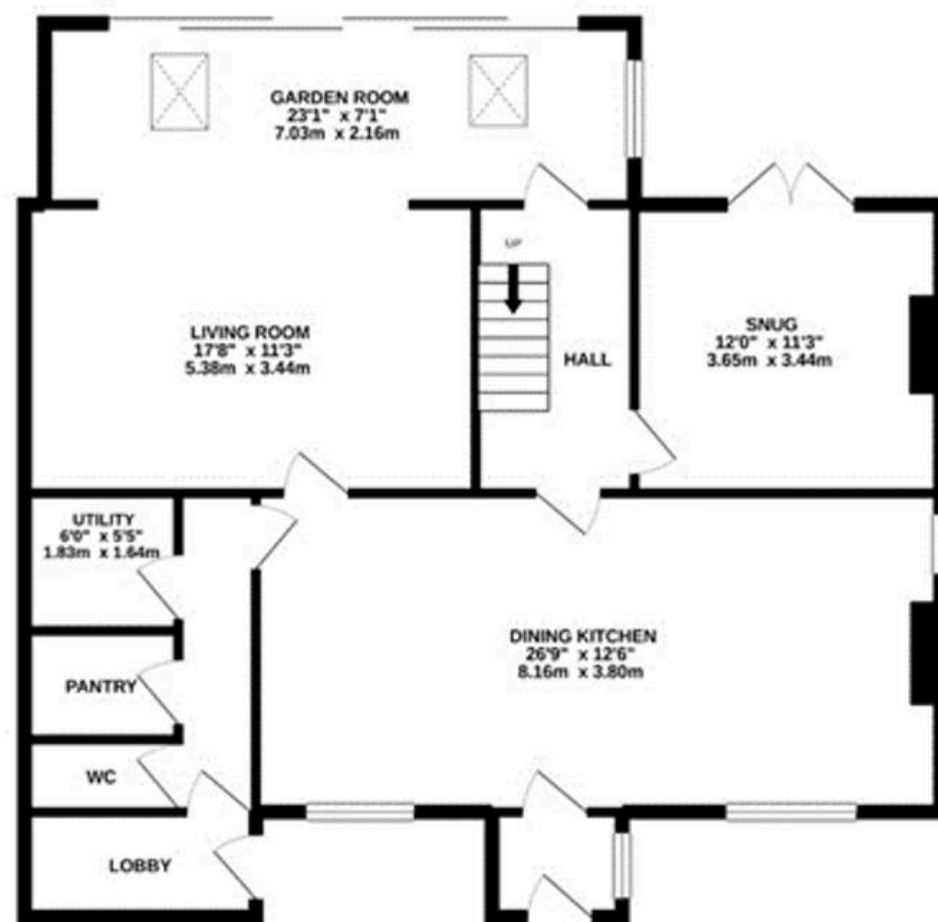




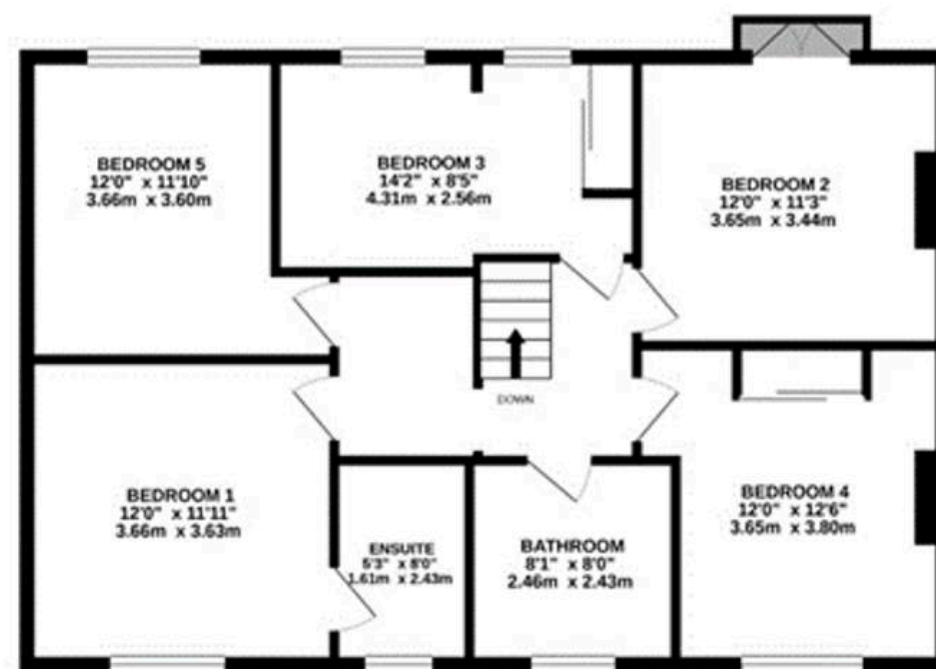
Top Road, Lower Cumberworth
Huddersfield, HD8 8PE

Offers in Region of **£525,000**

GROUND FLOOR



1ST FLOOR



TOP 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.
Made with Metropix ©2021



43 Top Road

Lower Cumberworth, Huddersfield

SUPERBLY APPOINTED, DOUBLE FRONTED, DETACHED FAMILY HOME SITUATED IN A SEMI-RURAL POSITION WITH FANTASTIC OPEN ASPECT VIEWS ACROSS OPEN COUNTRYSIDE. LOCATED IN LOWER CUBERWORTH, CONVENIENTLY POSITIONED FOR ACCESS TO MAJOR COMMUTER LINKS AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. THE PROPERTY BOASTS SUBSTANTIAL ACCOMMODATION INTERNALLY ACROSS TWO FLOORS, WITH GENEROUS ENCLOSED COURTYARD TO THE FRONT AND FLAGGED PATIO GARDEN TO THE REAR. INTERNAL VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION AND FABULOUS POSITION.

The property in brief comprises of entrance porch, open-plan dining-kitchen, hallway, snug, lounge which is open-plan to a garden room, inner hallway, pantry, downstairs WC and utility room to the ground floor. To the first floor there are five bedrooms and the house bathroom, with the principal bedroom having ensuite shower room facilities. Externally to the front is a generous enclosed courtyard providing off street parking for multiple vehicles, to the rear of the property is a flagged patio area which adjoins neighbouring fields offering a fabulous open aspect view.

Tenure Freehold.
Council Tax Band E.
EPC rating D.





GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed PVC front door into the entrance porch. There are double glazed windows to the front and side elevations, tiled flooring, decorative coving to the ceiling and inset spotlighting and there is a multi-panel timber and glazed door with obscure glazing and leaded detailing. This leads into the open plan dining kitchen.

OPEN PLAN DINING KITCHEN

26' 9" x 12' 6" (8.15m x 3.81m)

This fabulous, generously proportioned room benefits from a wealth of natural light with dual aspect windows to the front and side elevations. The room has decorative coving to the ceiling, there is inset spotlighting and a central ceiling light point with decorative ceiling rose over the dining area, there is high quality flooring and oak multi panel doors with period fixings leading to the entrance hall, inner hallway, and lounge.

The kitchen area features fitted wall and base units with shaker style cupboard fronts and complimentary, granite work surfaces over which incorporate a ceramic Belfast sink unit with chrome mixer tap. The kitchen benefits from a breakfast island with oak top and storage cupboards under. The kitchen is equipped with a five-ring range cooker with cast iron splash back and canopy style cooker hood over along with a built-in dishwasher. There is under unit lighting, inset spotlighting to the pelmets and the kitchen area seamlessly leads into the dining area. The dining area features a radiator, cast iron column radiator and the focal point of the room is the inglenook fireplace with clear view more so log burning stove.





HALLWAY

The hallway is decorated to a high standard and features decorative coving to the ceilings, a central ceiling light point with decorative ceiling rose. A staircase rises to the first floor with wooden banister and traditional spindles. The high-quality flooring continues through from the open plan dining kitchen and there is a door providing access to the snug and multi panel timber and glazed door leading to the lounge/garden room.

SNUG

12' 0" x 11' 3" (3.66m x 3.43m)

The snug is a pleasant retreat away from the main hustle and bustle of the family home. Again, it features decorative coving to the ceilings with a fabulous ornate decorative ceiling rose with ceiling light point. There is a picture rail, a radiator, double glazed French doors which lead out onto the gardens, and the focal point of the room is the inglenook fireplace with marble inset hearth and ornate mantle surround which is home to a clear blue multi burning stove.

INNER HALLWAY

The inner hallway is accessed from the open plan dining kitchen and provides access to the utility room, pantry, downstairs w.c. and storage area, there is tiled flooring with tiled skirting and inset spotlighting to the ceiling.



UTILITY ROOM

6' 0" x 5' 5" (1.83m x 1.65m)

The utility room features inset spotlighting to the ceiling on a motion sensor, there is plumbing for a washing machine and a condensing tumble dryer. The utility houses the property boiler and hot water cylinder and there is fitted shelving with space for a tall standing fridge freezer unit.

PANTRY

The pantry has inset spotlighting on a motion sensor, there is ample shelving for additional storage and the tiled flooring continues through from the inner hallway.

DOWNSTAIRS W.C.

The downstairs w.c. features a white two-piece suite which comprises of a low level w.c. with push button flush and a wall hung wash hand basin with attractive mosaic style splash back and chrome monobloc mixer tap. There is a chrome ladder style radiator, inset spotlighting to the ceiling, extractor fan and vintage style, luxury vinyl tile flooring.

STORE ROOM

The storeroom features a ceiling strip light point, there is fitted shelving, plug points and tiled flooring. There is a double-glazed composite with obscure glazed inserts to the side elevation.

OPEN PLAN LOUNGE AND GARDEN ROOM

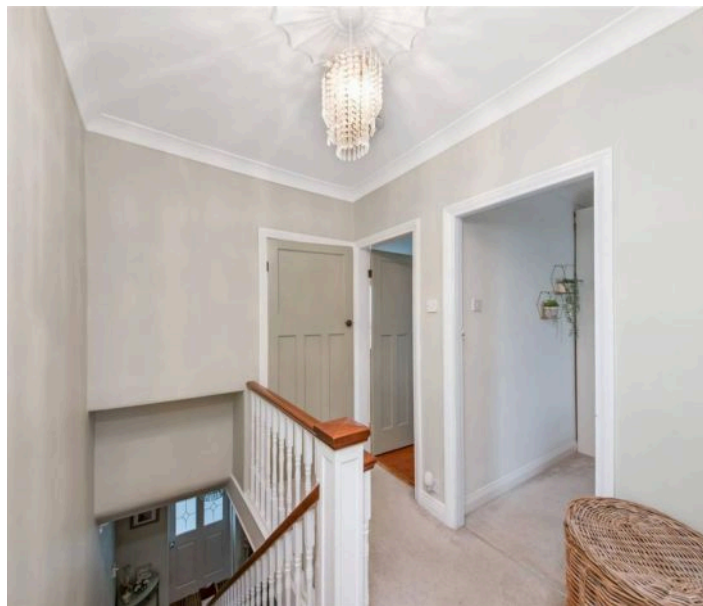
The lounge (17'8" x 11'3") is sure to impress as is decorated to a high standard, there is ornate coving to the ceilings with two ceiling light points, radiator and the room seamlessly leads into the fabulous garden room via a substantial opening. The garden room (23'1" x 7'1") takes full advantage of the open aspect views with floor to ceiling, aluminium, sliding doors to the rear elevation and there is an additional double-glazed window to the side elevation which again has a fantastic open aspect view across neighbouring fields. There are two sky lights to the rear elevation, inset spotlighting to the ceilings, a radiator, additional column radiator and a multi panel timber and glazed door leading back into the hallway.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the landing which provides access to five bedrooms and the house bathroom. There is decorative coving to the ceilings, a ceiling rose with ceiling light point and a loft hatch which leads to the attic space.





BEDROOM ONE

12' 0" x 11' 10" (3.66m x 3.61m)

Bedroom one is a generously proportioned double bedroom with ample space for free standing furniture. There are two double glazed windows to the front elevation, decorative coving to the ceilings, two ceiling light points, one with ornate ceiling rose and two radiators. The room has a dedicated dressing area which seamlessly leads into the bedroom.

BEDROOM TWO

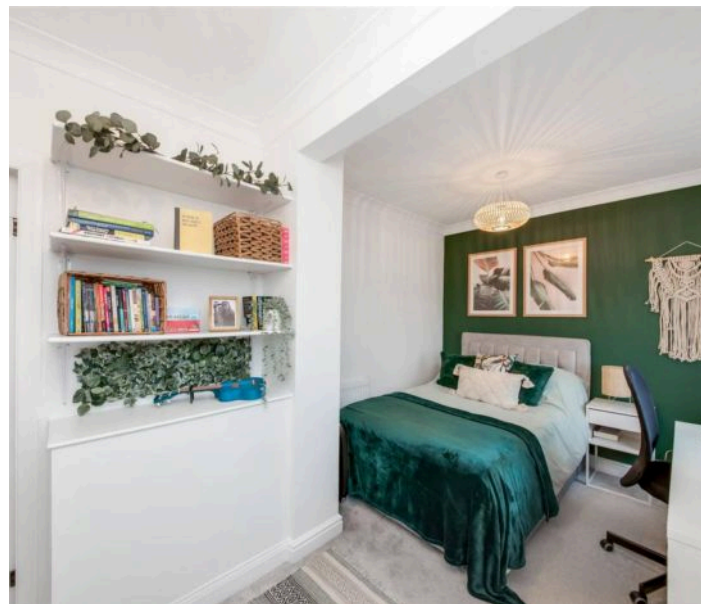
12' 0" x 11' 3" (3.66m x 3.43m)

Bedroom two is a generously proportioned double bedroom with ample space for free standing furniture. The room enjoys double glazed French doors which lead to a balcony which as the photography suggests has a fabulous open aspect view across the neighbouring fields and countryside. There is decorative coving to the ceilings, a decorative picture rail, central ceiling light point with ornate ceiling rose, radiator and exposed timber floor boards.

BEDROOM THREE

12' 0" x 12' 6" (3.66m x 3.81m)

Bedroom three is located at the front of the property and again is a substantial double bedroom with ample space for free standing furniture. There is a double-glazed window to the front elevation which has a fabulous open aspect view towards Emley Moor and beyond. There is decorative coving to the ceilings, a ornate ceiling rose with ceiling light point and radiator.





HOUSE BATHROOM

8' 1" x 8' 0" (2.46m x 2.44m)

The house bathroom features a white three-piece suite which comprises of a low level w.c., pedestal wash hand basin and a free-standing claw foot bath with chrome shower head mixer tap. There is wall panelling to the half level with decorative dado rail, a column radiator with chrome towel rail, a double-glazed window with obscure glass to the front elevation and a central ceiling light point, decorative coving and extractor fan.

BEDROOM FOUR

12' 0" x 11' 11" (3.66m x 3.63m)

Bedroom four is a well-proportioned double bedroom with ample space for free standing furniture, there is a double-glazed window to the front elevation, again this takes full advantage of the open aspect views towards Emley Moor Mast. There is decorative coving to the ceilings, a central ceiling light point, radiator and the room benefits from en-suite shower facilities.

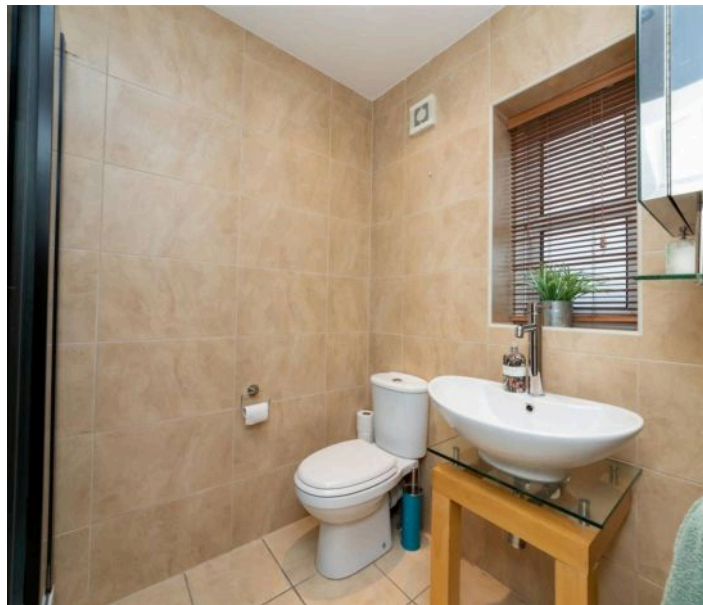
EN-SUITE

The en-suite shower room features a white three-piece suite which comprises of a low level w.c., with push button flush, a wash hand basin with chrome monobloc mixer tap and a quadrant style shower cubicle with multi jet/rainfall shower head, a chrome ladder style radiator, tiled walls and flooring, inset spotlighting to the ceilings and a double-glazed window with obscure glass to the front elevation.

BEDROOM FIVE

14' 2" x 8' 5" (4.32m x 2.57m)

Bedroom five is currently utilised as a home office but can accommodate a double bed with ample space for free standing furniture. The room again takes full advantage of the semi-rural position of the property with fabulous views across neighbouring fields. There is decorative coving to the ceilings, a central ceiling light point, telephone point and radiator.





EXTERNAL

Externally to the front the property benefits from a block paved driveway which provides off street parking for multiple vehicles. There is a shrub bed to the front of the garden with laurel hedging and there is part fenced boundaries and part hedged. This neighbours onto open aspect fields. The rear garden for the subject property is up to the flagged patio area. Please note; the lawn portion of the rear garden is subject to an adverse possession claim, currently lodged with the Land Registry and awaiting approval. Please contact the Kirkburton office for further information.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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.

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000