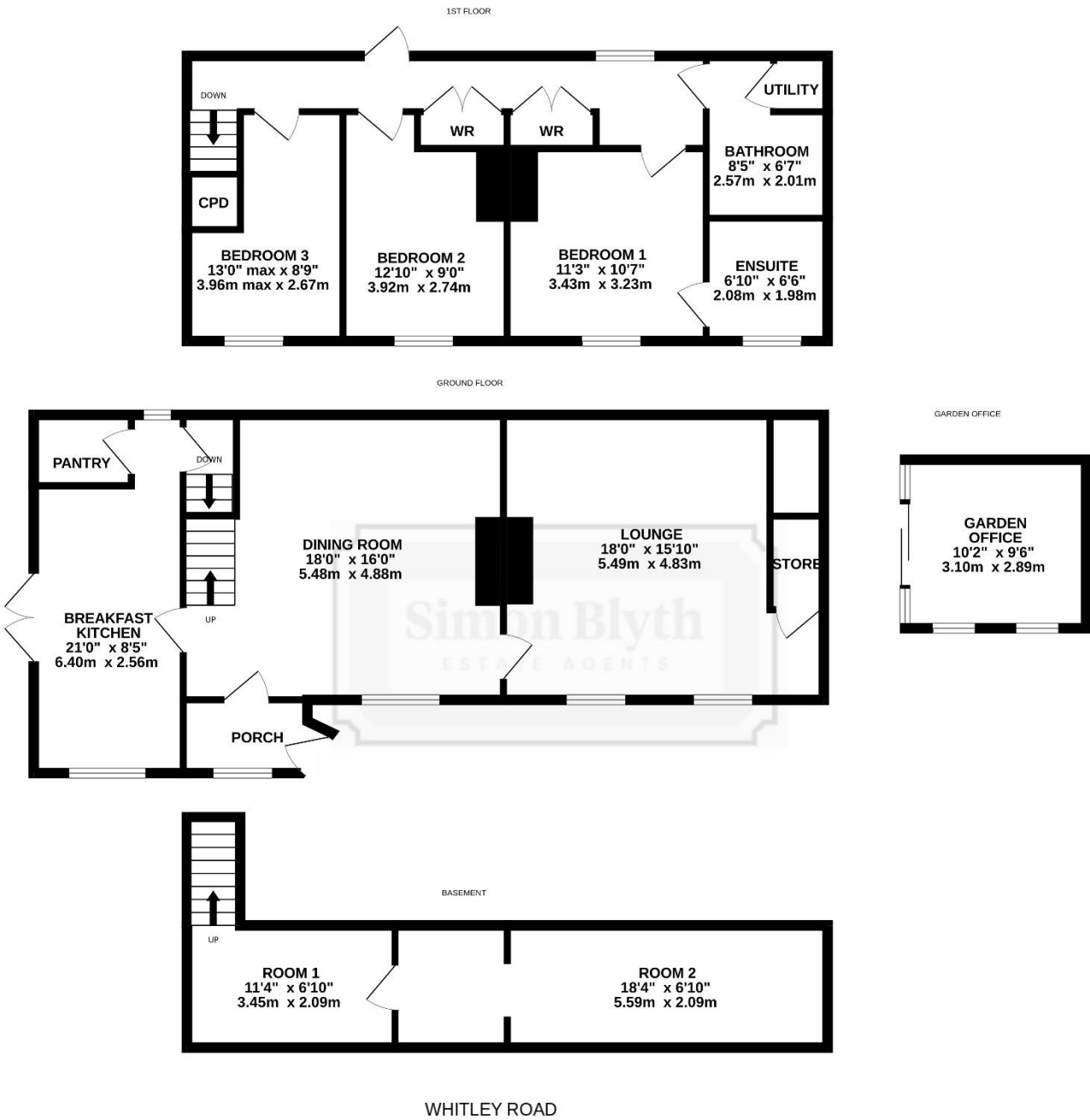




FOXROYD CROFT, 30, WHITLEY ROAD, WF12 0LR



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PROPERTY DESCRIPTION

A MOST BEAUTIFUL DETACHED FAMILY HOME OCCUPYING AN IMPRESSIVE PLOT, BETWEEN THE POPULAR VILLAGES OF THORNHILL AND WHITLEY. FOXROYD CROFT IS A STUNNING PERIOD PROPERTY, WITH CHARM AND CHARACTER FEATURES, AND FORMERLY TWO COTTAGES. THE PROPERTY NOW OFFERS SPACIOUS ACCOMMODATION INCLUDING TWO RECEPTION ROOMS, THREE DOUBLE BEDROOMS, VERSATILE GARDEN OFFICE AND WITH LAPSED PLANNING CONSENT TO BUILD A THREE STORY DETACHED FAMILY HOME WITHIN THE GROUNDS SHOWING THE VERSITILE NATURE OF THE PROPERTY TO EITHER REINSTATE PLANNING OR DEVELOP THE PROPERTY. THE PROPERTY BENEFITS FROM SUPERB OPEN ASPECT VIEWS ACROSS THE VALLEY, SITUATED IN A PRIME POSITION FOR ACCESS TO COMMUTER LINKS AND WITH AMENITIES CLOSE BY.

The property accommodation briefly comprises of entrance porch, formal dining room, lounge and breakfast kitchen with pantry to the ground floor. To the lower ground floor there are two spacious vaulted ceiling rooms for additional storage. To the first floor there are three double bedrooms, the house bathroom and bedroom one having ensuite shower room facilities. Externally there is a block paved double width tandem driveway providing ample off-street parking, the front garden features a flagged patio with mature hedging, the rear garden is sure to impress with well stocked flower and shrub beds and a pathway that meanders to the top of the garden where there is a vegetable patch, fruit trees and a top patio with summer house with in-built kitchen.

Offers around £500,000

GROUND FLOOR

ENTRANCE PORCH

Enter into the property through a beautiful stone construction front porch accessed via a composite double glazed front door. There is high quality flooring, a bank of double glazed windows to the front elevation, a ceiling light point and a multipaneled timber and glazed door with obscure glazed inserts leads into the dining room.

DINING ROOM

As the photography suggests, the dining room is brimming with both charm and character features with exposed timber beams and battens to the ceiling. The fabulous flooring continues through from the entrance porch and period multipaneled doors provide access to the breakfast kitchen and lounge. There are two ceiling light points, a radiator, a bank of double glazed windows to the front elevation with pleasant views onto the front gardens and with far reaching views over rooftops. There is a window seat beneath, bespoke fitted shelving inset into the alcove and the focal point of the room is the beautiful cast iron open fireplace with tiled inset, timber mantel surround set upon a raised stone hearth.





LOUNGE

The high quality flooring continues through from the formal dining room into the lounge which, again, has beautiful, exposed timber beams and battens to the ceiling. There are two double glazed banks of windows to the front elevation, both taking advantage of fabulous views and there is a ceiling light point, a radiator, a decorative dado rail with panelling beneath and a multipaneled door encloses a useful storage cupboard which was historically a staircase rising to the first floor. The focal point of the room is the inset fireplace with a clear view multifuel burning stove which is set upon a raised hearth and with brick inset.





BREAKFAST KITCHEN

The breakfast kitchen enjoys a great deal of natural light which cascades through triple aspect windows with double glazed windows to both the front and rear elevations and double glazed French doors to the side elevation providing access to the patio. There is inset spotlighting to the ceilings, tiled flooring, a cast iron column radiator and there are doors providing access to the pantry and enclosing the staircase which descends to the lower ground floor cellar - this also houses the property's wall mounted combination boiler. The kitchen features a wide range of high quality fitted wall and base units with shaker style cupboard fronts and complimentary solid oak work surfaces over which incorporate a twin ceramic Belfast sink unit with brushed chrome pull out mixer tap. The kitchen is well equipped with built in appliances which include a five ring Lamona gas hob with ceiling mounted extraction hood above, a built in fan assisted oven, integrated fridge and freezer unit and a built in Lamona dishwasher. There are soft closing doors and drawers, high gloss brick effect tiling to the splash areas, LED under unit lighting and display shelving. There is a breakfast peninsula which houses the hob but also provides space for informal dining.







PANTRY

The pantry features fitted shelving, tiled flooring and a ceiling light point and has plug points for under counter appliances. This versatile space historically was utilised as a downstairs W.C., so could very well be converted back if so desired.

LOWER GROUND FLOOR

Taking the stone staircase from the breakfast kitchen, you reach the lower ground floor which features a fabulous, vaulted ceiling keeping cellar with lighting and power in situ. There is Yorkshire stone flagged flooring, the original stone table, a multipaneled door leading to a vestibule and there are stone niches. The stone flagged flooring continues through into a vestibule which has a ceiling light point and plug point. A doorway then leads into the second portion of the lower ground floor which is, again, a great space for additional storage with stone flagged flooring, lighting and power and fitted shelving.

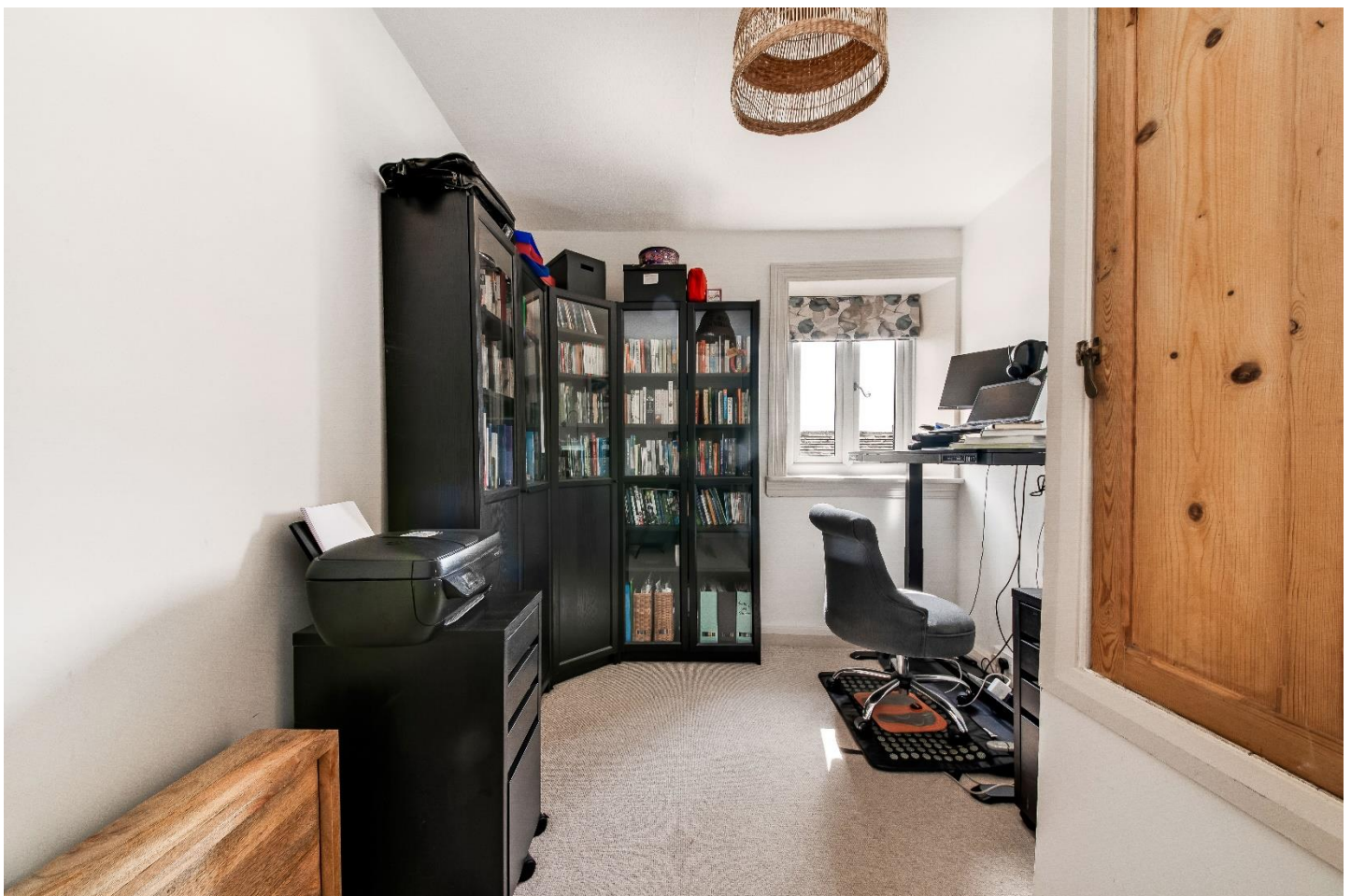
FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the formal dining room, you reach the first floor landing which has multipaneled timber doors providing access to three well-proportioned double bedrooms and the house bathroom. There are three ceiling light points, a radiator, fitted wardrobes which have sliding doors and with hanging rails and shelving in situ. There is a double glazed composite door which leads to the rear gardens and a double glazed hardwood window which has pleasant views across the gardens.

BEDROOM THREE

Bedroom three is currently utilised as a home office but can accommodate a double bed with space for free standing furniture. It features a double glazed window to the front elevation taking full advantage of the elevated position of the property with fabulous open aspect views. There is a ceiling light point, a radiator and a useful storage cupboard over the bulk head for the stairs.





BEDROOM TWO

Bedroom two, again, is a double bedroom with space for free standing furniture. There is a bank of double glazed windows to the front elevation with window seat beneath, a ceiling light point and a radiator.



BEDROOM ONE

Bedroom one is a particularly light and airy double bedroom which has ample space for free standing furniture. There is a bank of double glazed windows to the front elevation which have fabulous open aspect views, a ceiling light point, a radiator, a partly exposed timber beam to the ceiling and a multipaneled door leads to the en-suite shower room.



BEDROOM ONE EN-SUITE

The en-suite shower room features a modern white three piece suite which comprises of a fixed frame shower cubicle with thermostatic rainfall shower, a broad pedestal wash hand basin with chrome taps and a low level W.C. with push button flush. There is tiled flooring, high gloss brick effect tiling to dado height and splash areas, inset spotlighting to the ceiling and an extractor vent. Additionally, there is a bank of double glazed windows to the front elevation which has fabulous open aspect views and a chrome ladder style radiator.



HOUSE BATHROOM

The house bathroom features a modern contemporary three piece suite which comprises of a free standing double ended bathtub with floor mounted mixer tap and with shower head attachment, a low level W.C. with push button flush and a broad pedestal wash hand basin with chrome monobloc mixer tap. There is attractive high gloss brick effect tiling to the dado height, oak effect tiled flooring, inset spotlighting to the ceilings and an extractor vent. Additionally, there is a chrome ladder style radiator, inset spotlighting to the ceiling, a loft hatch which provides access to a useful attic space and a multipaneled door encloses the utility cupboard.



UTILITY CUPBOARD

The utility cupboard is conveniently positioned in the bathroom with plumbing and provisions for an automatic washing machine with work surface over and providing space for a tumble dryer.



SUMMER HOUSE

The summer house features dual aspect double glazed windows to both the front and side elevations which take full advantage of pleasant open aspect views across the property's well stocked gardens and with far reaching views across the valley. There is lighting and power in situ, and there are currently an array of fitted base units with shaker style cupboard fronts and solid oak work surfaces over which incorporate a ceramic Belfast sink unit with chrome tap.





OUTSIDE

Externally to the front, the property benefits from a low maintenance and particularly private enclosed garden which features two lawn areas with well stocked flower and shrub beds. There is a beautiful stone flagged pathway which leads directly to the front door and sweeps to a front patio area with a hard standing for a garden shed and log store. There is an external double plug point and a gate which encloses a courtyard setting to the side of the property. By following the pathway down the left hand side of the property you reach a further stone flagged patio which takes full advantage of fabulous open aspect views over rooftops, across Whitley Road and with far reaching views toward Emley moor mast. There are various external lights and a gate which leads to the driveway. The driveway is block paved and provides off street parking for multiple vehicles. It is a tandem double driveway with a store and a gate which encloses the rear gardens.

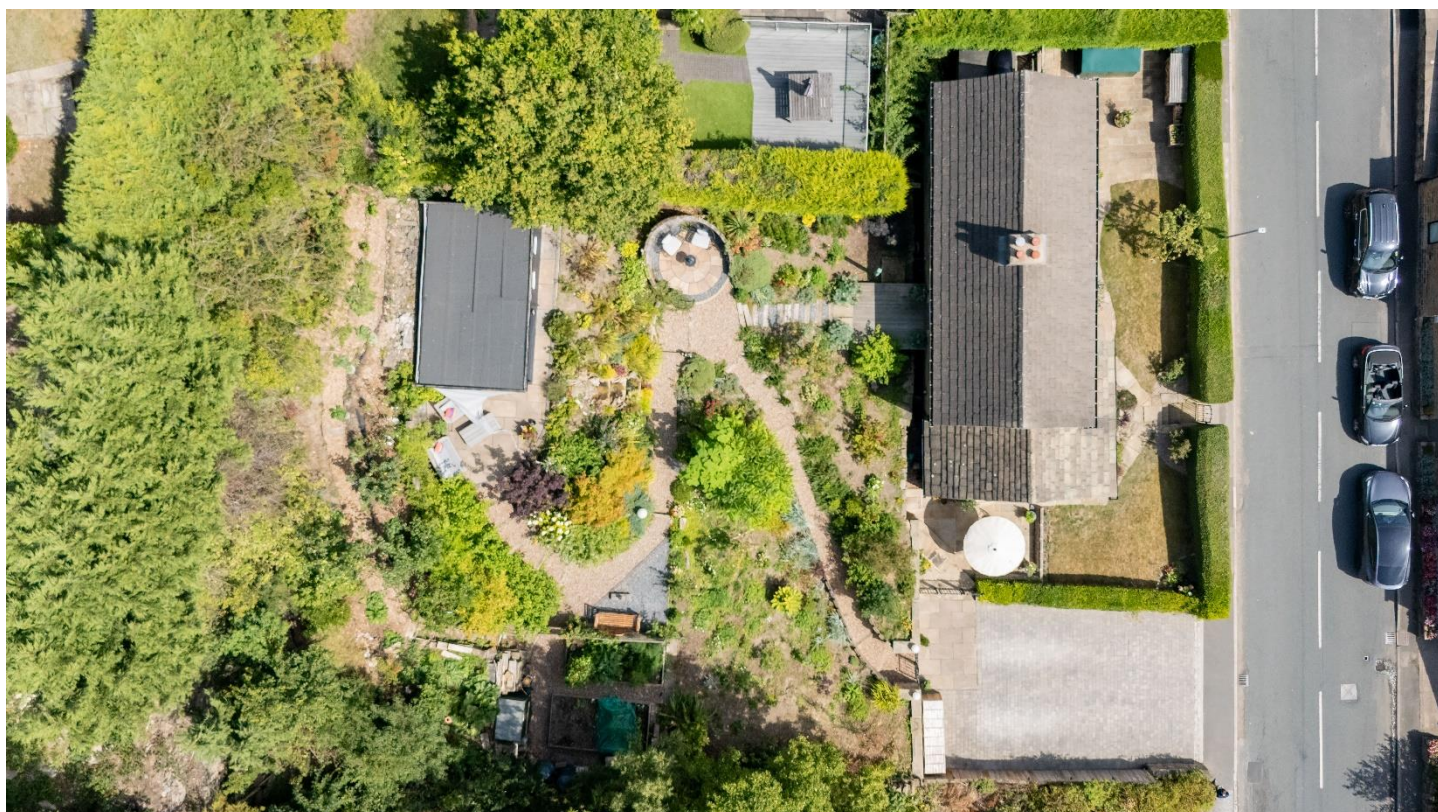
Externally to the rear a gravelled pathway meanders through a fabulous well stocked garden with various plants, shrubs and trees. There are fabulous stone retaining walls with external lights upon the pillars and following the pathway there is LED footwell lighting. At the midpoint of the garden is a circular Indian stone flagged patio which is particularly sheltered and has fantastic open aspect views. The gravelled pathway then continues to the top side of the garden where there is a slate chipping area which has fantastic panoramic views across the valley. There is a gate which leads to the vegetable patch with a fabulous tree lined backdrop and steps then continue to the top of the garden which features a further flagged Indian stone flagged patio which looks directly over the property and far into the distance. There is a multipurpose summer house with in-built kitchen which would make a great garden office with lighting and power in situ. There is a decked area which is sheltered with a canopy above and double glazed sliding timber doors lead into the summer house.

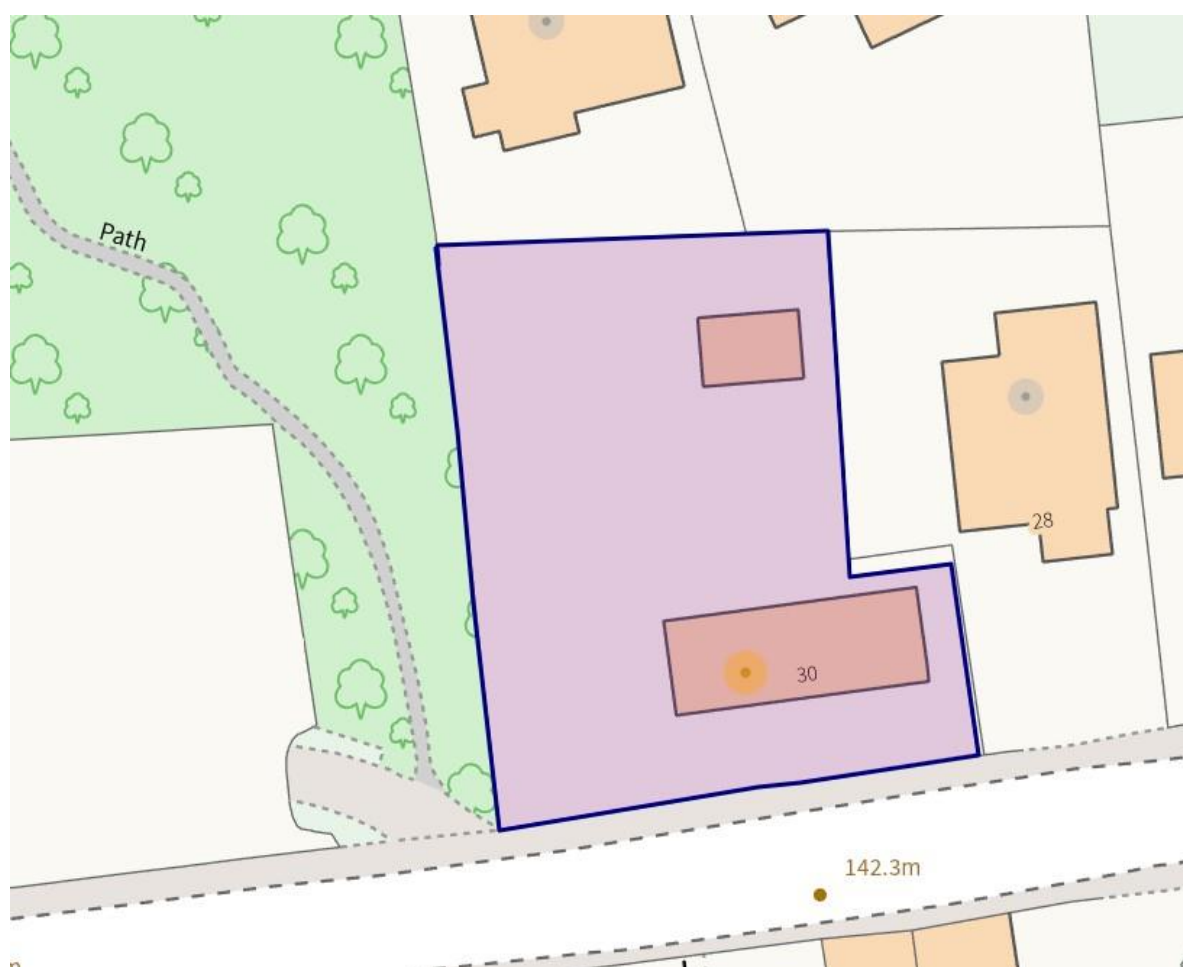












Foxroyd Croft, 30, Whitley Road, WF12 0LR



PROPERTY VIEWING NOTES -

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PROPERTY VIEWING NOTES -

ADDITIONAL INFORMATION

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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: +44 (0)1924 361631

W: www.simonblyth.co.uk

E: wakefield@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