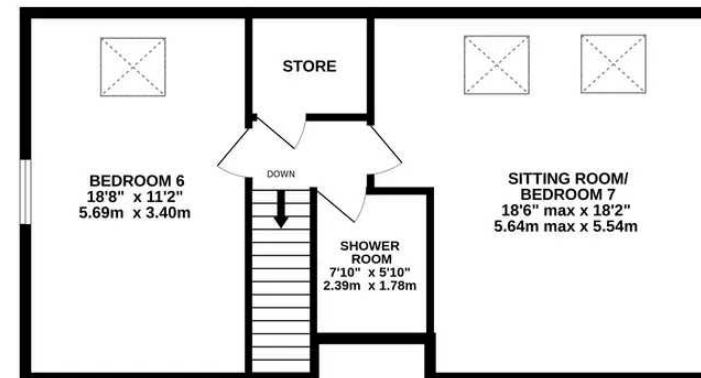
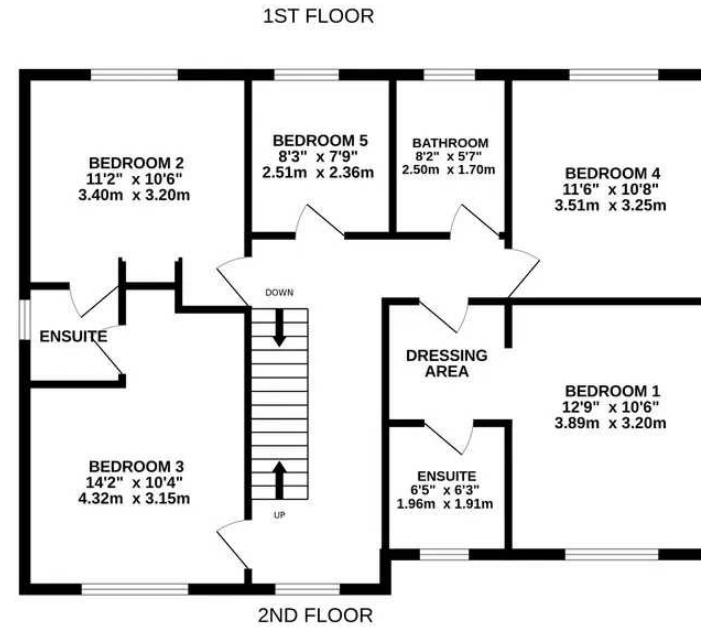
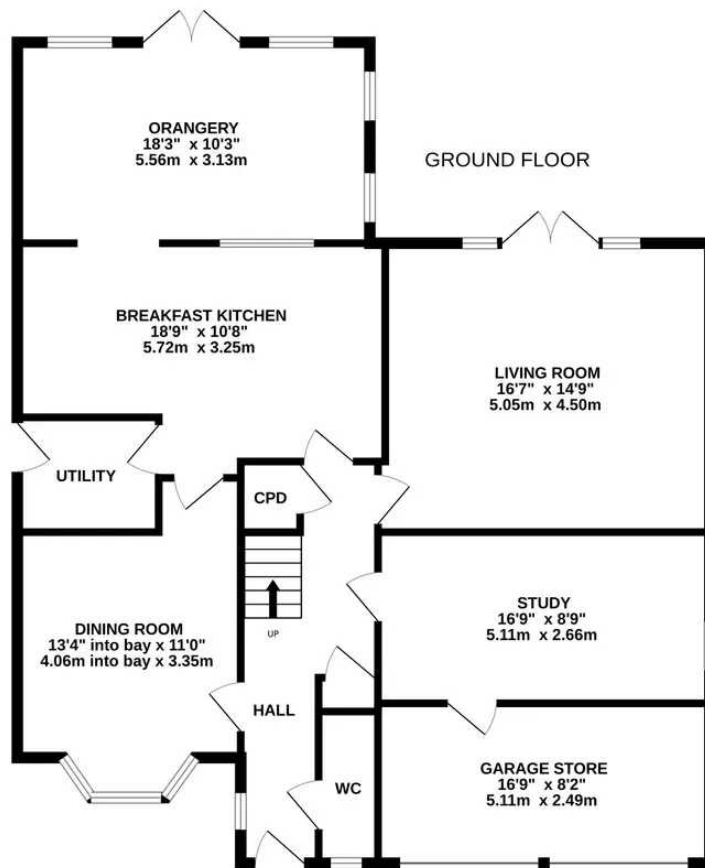




## Victoria Road, Bailiff Bridge

Bailiff Bridge

Offers in Region of **£650,000**



VICTORIA 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.

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## Victoria Road

### Bailiff Bridge

A detailed inspection is essential to appreciate this generous level of spacious and versatile accommodation on offer within this modern three storey family detached home in a pleasant cul-de-sac setting.

The property offers up to seven bedrooms if required with excellent ground floor living space to match together with a very useful centrally boarded loft space. There is a gas central heating system, PVCu double glazing, CCTV and briefly comprising; to the ground floor, entrance hall, downstairs w.c., living room, dining room, stylish modern breakfast kitchen, orangery and large office. First floor landing leading to master bedroom with ensuite, four further bedrooms (two sharing a jack and jill ensuite) and family bathroom. To the second floor there are two large double bedrooms (one currently used as a sitting room) and shower room. Externally a double width driveway provides off road parking a former double garage provides useful storage and with gardens laid out to both front and rear.

Council Tax band: F

Tenure: Freehold





### Entrance Hall

A composite and frosted double glazed door opens into the entrance hall, this has a PVCu double glazed window with blind, there is a ceiling light point, oak effect laminate flooring, cloaks cupboard, central heating radiator and to one side a spindle staircase rises to the first floor. From the hallway access can be gained to the following rooms:-

### Downstairs W.C

8' 0" x 2' 9" (2.44m x 0.84m)

With a ceiling light, frosted PVCu double glazed window, central heating radiator, tiled floor and fitted with a suite comprising; vanity unit incorporating wash basin and low flush w.c.

### Living Room

16' 7" x 14' 9" (5.05m x 4.50m)

As the dimensions indicate this is a well proportioned reception room which is approached through a timber and glazed door of the main hall and has PVCu double glazed windows with central French doors providing the room with plenty of natural light and looking out across the garden. There is a ceiling light point, two central heating radiators and as the main focal point of the room there is a feature fireplace with timber surround, conglomerate marble inset and home to a coal effect gas fire which rests on a conglomerate marble hearth.

### Dining Room

13' 4" x 11' 0" (4.06m x 3.35m)

With a walk-in bay having PVCu double glazed windows looking out to the front, there is a ceiling light point, central heating radiator, oak effect laminate flooring and as the photograph demonstrates is large enough to have a dining table that seats 8. The dining room can be accessed from either the main entrance hall or the breakfast kitchen.



### **Breakfast Kitchen**

18' 9" x 10' 8" (5.72m x 3.25m)

Re-fitted in 2023 with a range of stylish 'Matte Grey' shaker style base and wall cupboards, drawers, contrasting overlying granite worktops and matching splashbacks with further tiling above, there are inset LED downlighters, ceiling light point, vertically hung radiator and appliances including; five burner gas hob with angled extractor hood over, electric double oven, microwave, integrated dishwasher, integrated fridge, American style fridge freezer with water dispenser, inset one and a half bowl sink with brushed stainless steel mixer tap and concealed lighting beneath the wall cupboards.

### **Utility Room**

7' 0" x 5' 3" (2.13m x 1.60m)

With a composite panelled and frosted double glazed door giving access to the side of the house, there is a ceiling light point, extractor fan, central heating radiator and fitted with base and wall cupboards, contrasting overlying worktops with inset single drainer stainless steel sink with chrome mixer tap, cupboard housing a Worcester gas fired central heating boiler fitted in 2022 and with under counter space for washing machine and tumble dryer.





### **Orangery**

18' 3" x 10' 3" (5.56m x 3.12m)

This is partially open plan to the kitchen and is filled with natural light from a glazed roof, PVCu double glazed windows with blinds and French doors with a pleasant aspect over a level rear garden. There are numerous inset LED downlighters, electric radiator, laminate flooring and with high level plug socket ideal for mounting flat screen TV.

### **Study**

16' 9" x 8' 9" (5.11m x 2.67m)

Another well proportioned room which recently formed part of the double garage which has now been split. there is a PVCu double glazed window, ceiling light point, central heating radiator, polished walnut floor and with courtesy door to the former garage.

### **First Floor Landing**

With two ceiling light points, central heating radiator, PVCu double glazed window with blinds and a spindle staircase rises to the second floor. From the landing access can be gained to the following rooms:-



### Bedroom One

12' 9" x 10' 6" (3.89m x 3.20m)

A double room with a PVCu double glazed window looking out to the front, there is a ceiling light point, central heating radiator, and having fitted furniture including floor to ceiling wardrobes, bedside tables and a dressing table with drawers beneath.

### Dressing Area

6' 3" x 6' 2" (1.91m x 1.88m)

This has inset ceiling downlighter and fitted floor to ceiling wardrobes from the dressing area access can be gained to both the bedroom and an ensuite bathroom.

### Ensuite Bathroom

6' 5" x 6' 3" (1.96m x 1.91m)

With a frosted PVCu double glazed window, inset ceiling downlighters, extractor fan, part tiled walls (fully tiled around the bath) tiled floor, shaver socket, central heating radiator, and fitted with a suite comprising; vanity unit incorporating wash basin with chrome mixer tap, low flush w.c. and panelled bath with glazed shower screen and chrome shower fitting over.

### Bedroom Two

11' 2" x 10' 6" (3.40m x 3.20m)

A double room with a PVCu double glazed window looking out over the rear garden and with pleasant wooded aspect beyond, there is a ceiling light point, central heating radiator and vanity unit incorporating wash basin with chrome mixer tap, tiled splashback and downlighter over. From here a door gives access to a jack and jill ensuite which is shared with bedroom three.



### Bedroom Two Ensuite

5' 0" x 5' 0" (1.52m x 1.52m)

With a frosted PVCu double glazed window, inset ceiling downlighters, extractor fan, central heating radiator, and fitted with a suite comprising; a low flush w.c. and shower cubicle with chrome shower fitting.

### Bedroom Three

14' 2" x 10' 4" (4.32m x 3.15m)

A double room with a PVCu double glazed window looking out to the front, there is a ceiling light point, central heating radiator and vanity unit incorporating wash basin with tiled splashback, chrome mixer tap and downlighter over.

### Bedroom Four

11' 6" x 10' 8" (3.51m x 3.25m)

A double room with a PVCu double glazed window looking out over the rear garden and with a pleasant aspect beyond, there is a ceiling light point and central heating radiator.

### Bedroom Five

8' 3" x 7' 9" (2.51m x 2.36m)

This has a PVCu double glazed window looking out over the rear garden and with pleasant wooded aspect beyond, there is a ceiling light point and central heating radiator.

### Bathroom

8' 2" x 5' 7" (2.49m x 1.70m)

With a frosted PVCu double glazed window, inset ceiling downlighters, extractor fan, tiled walls to dado height, shaver socket, tiled floor, central heating radiator and fitted with a suite comprising; panelled bath with mixer tap incorporating hand spray, vanity unit incorporating wash basin with chrome mixer tap and low flush w.c.







### Second Floor Landing

With a storeroom off this measures 6'2 x 5'2, this has fitted shelving and houses two water storage cylinders and an immersion heater. The landing also has a ceiling light point and central heating radiator and from here access can be gained to the following:-

### Bedroom Six

18' 8" x 11' 2" (5.69m x 3.40m)

As the dimensions indicate this is a lovely spacious double room which has a ceiling light point, Velux double glazed window fitted floor to ceiling wardrobes, two central heating radiators both with period style covers, bedside tables, two dressing tables each having drawers beneath.

### Shower Room

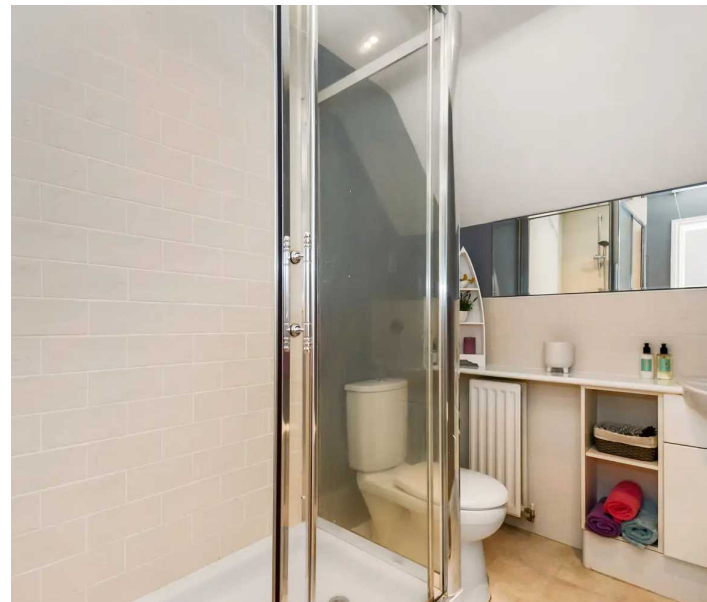
7' 10" x 5' 10" (2.39m x 1.78m)

With inset LED downlighters, extractor fan, shaver socket, central heating radiator and fitted with a suite comprising; vanity unit incorporating wash basin with tiled splashback, low flush w.c. and large tiled shower cubicle with sliding door and chrome shower fitting.

### Siting Room/ Bedroom Seven

18' 2" x 18' 6" (5.54m x 5.64m)

Once again as the dimensions indicate this is a particularly spacious room with a variety of uses and at present is used as a sitting area with a space to create a small kitchenette if required. natural light comes by way of two velux double glazed windows, there are two ceiling light points, two central heating radiators each with period style cover and as the main focal point of the room there is a fireplace with electric flame effect fire.



## GARDEN

To the front of the property there is a flagged pathway leading to the main entrance, adjacent to this there is an area of crushed blue slate described in Parking spaces, small lawn and a flagged pathway leading across the front of the dining room and down the left hand side of the house where there is a timber hand gate partway down. There is a flagged pathway with gravelled border, outside cold water tap and a second timber hand gate which gives access to the rear garden. This is a level secure garden which has an extensive flagged patio, lawn, planted trees, there are external power points, external lighting and in one corner there is a timber garden shed which also has power. And with CCTV cameras to both front and rear. To the far side of the house there is a flagged pathway with gravelled border and timber hand gate leading to the front.

## OFF STREET

### 2 Parking Spaces

To the front of the property there is a double width tarmac driveway which provides off road parking, in addition and adjacent to the driveway there is an area of crushed blue slate which also could be utilised as additional parking if required. From the driveway there are two up and over doors which lead to a useful storage area which measures 16'9 x 8'2 with a courtesy door to the study.





## **ADDITIONAL DETAILS**

### **DIRECTIONS**

Using satellite navigation enter the postcode HD6 4DX

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **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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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**

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### **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 - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

[huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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