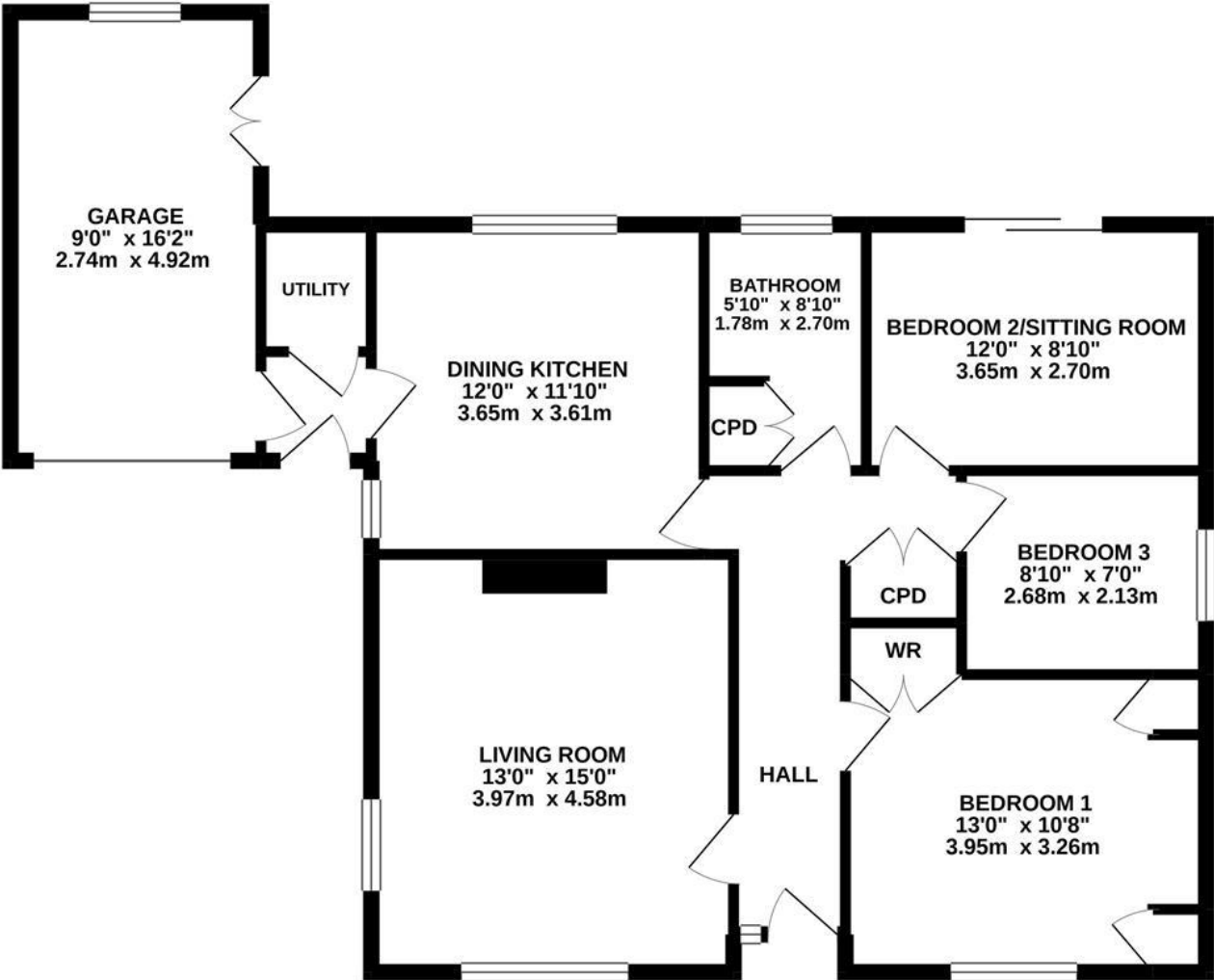




– FAR LANE, HEPWORTH, HOLMFIRTH, HD9 1RN
BEST AND FINAL OFFERS OVER £350,000



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

IN A TRULY WONDERFUL LOCATION, A LARGE THREE BEDROOM DETACHED BUNGALOW WITH BEAUTIFUL GOOD SIZED GARDENS TO THE FRONT AND REAR AND ALL ENJOYING SPECTACULAR RURAL VIEWS JUST ON THE FRINGE OF THIS MUCH LOVED, TRULY CHARACTERFUL PENNINE VILLAGE. THE VILLAGE INCLUDING A HIGHLY REGARDED SCHOOL, PUBLIC HOUSE AND CHURCH COMPLEMENTS THIS DETACHED HOME SUPERBLY. THE HOME HAS HAD RECENT UPGRADES AND OFFERS A HUGE AMOUNT OF SCOPE FOR THOSE WHO WILL TO CREATE A WELCOMING, SINGLE STOREY HOME OR INDEED THOSE WHO MIGHT WISH TO CREATE A CONTEMPORARY HOME IN A SPECTACULAR LOCATION. VIEWINGS HIGHLY RECOMMENDED. ROISEL HAS A DRIVEWAY, DETACHED GARAGE, BEAUTIFUL GARDENS WITH FULL WIDTH SUN TERRACE. The property briefly comprises: Entrance hall, sitting room with glazed doors enjoying the views, dining kitchen with pleasant outlook over the rear gardens, side entrance lobby, utility cupboard, three bedrooms (two doubles), house bathroom and garage. This property is being sold by the best and final offers method. All bids to be submitted to the selling agents Holmfirth office no later than 12 noon on Friday 2nd July.

ENTRANCE PORCH

A substantial uPVC and glazed door with matching glazed side panel recessed within a stone porch. The stone porch gives access through to the property's accommodation.

ENTRANCE HALL

A good sized hallway with two ceiling light points, coving to the ceiling, central heating radiator, loft access point and good sized cloaks cupboard that gives further storage over.

SITTING ROOM

A spectacular room particularly due to the view. The astonishing view out over the property's upper terrace and two lawns is out over neighbouring farmland with the hills in the distance up towards Tinkers monument and beyond. The room is affording a huge amount of natural light and has a further window to the side. There is coving to the ceiling, central ceiling light point, attractive fireplace with gas coal burning effect fire, two central heating radiators and two wall light points.



DINING KITCHEN

Positioned to the rear and overlooking the property's rear gardens courtesy of a broad window and a further window to the driveway side.

The kitchen has units at both the high and low level, a large amount of working surfaces, decorative tiled splashback, inset one and a half bowl sink unit with mixer tap over, integrated oven, microwave, gas hob, extractor fan and pull out canopy over. There is fridge space and plumbing for a dishwasher. The room has spotlighting to the ceiling and a central heating radiator.



SIDE ENTRANCE LOBBY

This everyday entrance lobby is of a good size which gives access via a uPVC obscure glazed door with matching glazed side panel. This lobby gives direct access to the dining kitchen and also to the utility room. This is home for the Worcester wall mounted gas fired central heating boiler which is of recent installation. There is plumbing for an automatic washing machine and freezer space. A personal door from the entrance lobby gives access to the garage, details of which are to follow.

BEDROOM ONE

A lovely double room enjoying this spectacular view, having a large amount of inbuilt bedroom furniture including robes with cupboards over and further robes to either side of the bed with storage cupboards above, the room is afforded with a huge amount of natural light courtesy of the particularly broad window, there is a central ceiling light point and central heating radiator.



BEDROOM TWO

Acting as a second sitting room, there are sliding high quality patio doors, giving access to the rear patio and gardens, this room has coving to the ceiling, central ceiling light point and central heating radiator.



BEDROOM THREE

Good sized single room with a pleasant outlook to the side, central heating radiator and central ceiling light point.

HOUSE BATHROOM

The properties bathroom is fitted with a three-piece suite which comprises of a low-level w.c, pedestal wash hand basin, panelled bath with handheld mixer taps to the shower unit and standalone Redring shower over. There is tiling to the full ceiling height, an extractor fan, a central ceiling light point, an obscure glazed window and good-sized cupboard being shelved as an airing cupboard.



EXTERNAL

As the photographs suggest the property sits within a very large plot and has astonishing views over the farmland and hills before it, a driveway leads up from Far Lane and provides a large amount of parking for multiple vehicles and gives access to the integral garage.

GARAGE

Having an up and over door and a personal door through to the property's accommodation, the garage also has a uPVC pair of doors giving easy access out to the rear terrace and there is a uPVC double glazed window.

GARDENS

Once again as the photography suggests the property has lovely mature gardens with well established borders to the front, there are two lawns and substantial full width flagged terrace which gives delightful sitting out space and entertaining space overlooking the astonishing views. There are access pathways to either side of the property leading around to the rear garden.

REAR GARDENS

This is of a good size and is principally down to lawn, there is yet again a very good-sized flagged terrace, mature borders, well established trees, two garden sheds and lovely views from the rear garden.







ADDITIONAL INFORMATION

Please note the property has uPVC double glazing gas fired central heating courtesy of a combination boiler, the home has external lighting and alarm system.

Carpets, curtains and certain other extras may be available by separate negotiation.

VIEWING

For an appointment to view, please contact the Holmfirth Office on 01484 689689.

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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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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.

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Monday to Friday – 8:45am to 5:30pm

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