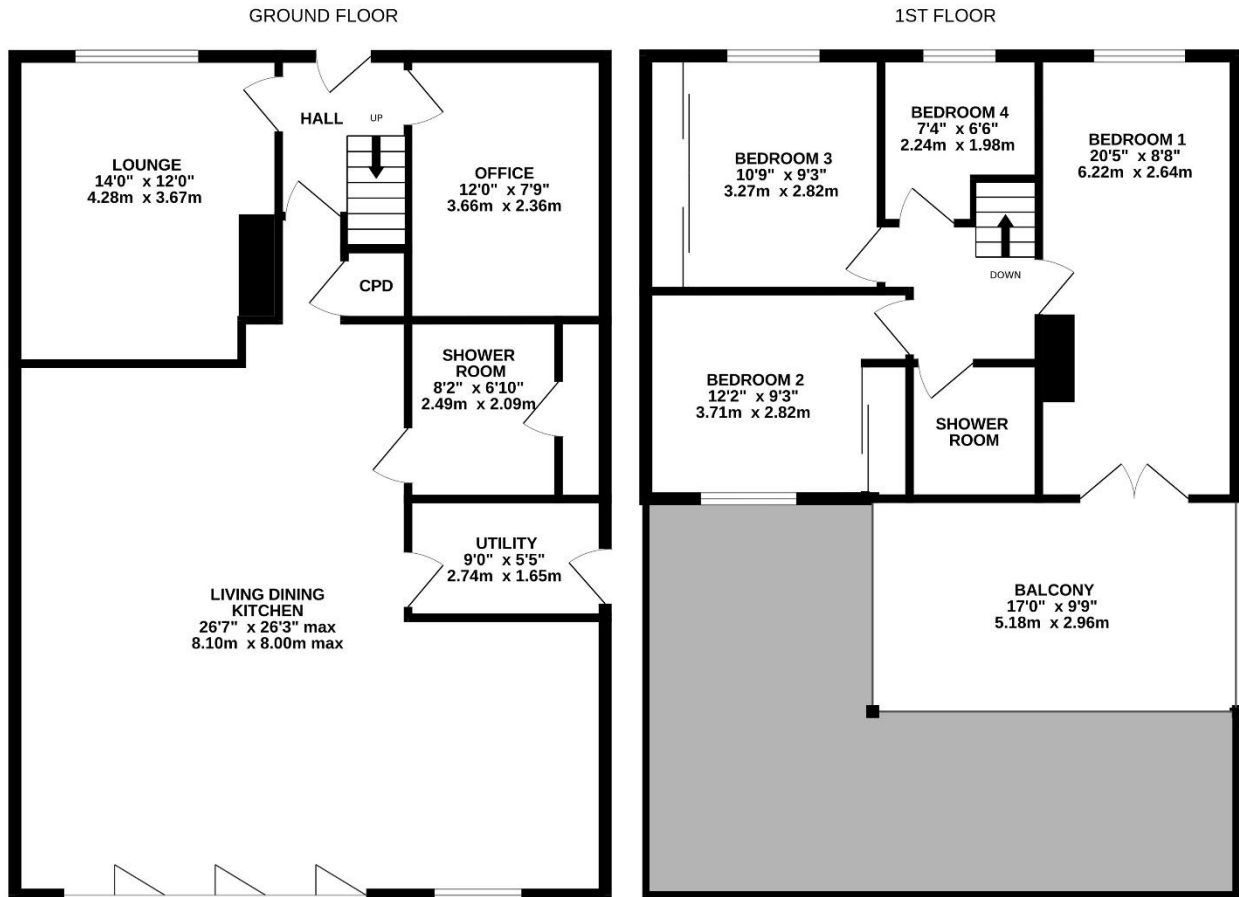


Simon Blyth

ESTATE AGENTS



DEYNE ROAD, NETHERTON, HD4 7EP



DEYNE ROAD

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PROPERTY DESCRIPTION

A SEMI-DETACHED, FAMILY HOME OFFERING FOUR/FIVE BEDROOM ACCOMMODATION, SUPERB OPEN-PLAN DINING-KITCHEN AND FAMILY ROOM, AND DUAL ASPECT PRINCIPAL BEDROOM WITH BALCONY OVERLOOKING LOVELY GARDENS. OCCUPYING AN ENVIABLE POSITION AT THE TOP OF DEYNE ROAD, NETHERTON, THE PROPERTY BOASTS OPEN ASPECT VIEWS ACROSS THE MAGDALE VALLEY, SITUATED A SHORT DISTANCE FROM THE VILLAGE HIGH STREET AND IS IN CATCHMENT FOR WELL REGARDED SCHOOLING. INTERNAL VIEWINGS ARE ADVISED TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION AND SUPERB GARDENS THIS HOME HAS TO OFFER.

The property accommodation briefly comprises of entrance hall, lounge, home office/ground floor bedroom, fabulous open plan dining-kitchen and family room with bifold doors leading to the gardens, utility room and shower room to the ground floor. To the first floor there are four well-proportioned bedrooms and the house shower room. The principal bedroom benefiting from a balcony which overlooks the fabulous gardens to the rear and with pleasant views towards Castle Hill. Externally to the front there is a driveway providing off street parking for up to 2 vehicles, to the rear is an impressive garden with flagged patio areas, lawn and well-stocked flower and shrub beds, additionally to the top of the plot is a secret lawn garden with hard standing for a workshop/shed.

Offers Around £400,000

GROUND FLOOR

ENTRANCE HALL

Measurements – 8'5" x 5'10"

Enter the property through a composite front door with adjoining double-glazed windows with obscure glass to the front elevation into the entrance hall. There are multipaneled oak doors which provide access to the home office, lounge and opens out into the open plan dining kitchen and family room. A staircase rises to the first floor with wooden banister and spindle balustrade and there is a fabulous, exposed brick wall following the staircase to the first floor. There is a ceiling light point and high-quality luxury Amtico tiled flooring.

HOME OFFICE

Measurements – 7'9" x 12'0"

The home office is a versatile and spacious reception room which enjoys a great deal of natural light which cascades through the double-glazed bank of windows to the front elevation. The office has fabulous open aspect views down Chapel Street and with far reaching views over the Magdale Valley. There is inset spotlighting to the ceiling, a radiator and useful storage cupboards.



LOUNGE

Measurements – 14'0" x 12'0" max

As the photography suggests the lounge is a generous proportioned light and airy reception room which features a bank of double-glazed windows to the front elevation which has pleasant aspects across the property's front gardens. There is decorative coving to the ceiling, a central ceiling light point, a radiator and the focal point of the room is the inglenook brick fireplace with a clear view log burning cast iron stove which is set upon a raised hearth.



OPEN PLAN DINING KITCHEN AND FAMILY ROOM

Measurements – 26'3" max x 26'7" max

The open plan dining kitchen / family room is sure to impress, and it features inset spotlighting to the ceiling and fabulous solid oak flooring. There are two radiators, multipaneled oak doors which provide access to the ground floor shower room and utility room. The room features a double-glazed bank of windows to the rear elevation and a bank of fabulous aluminium bi folding doors which provide direct access to the garden. The kitchen features a wide range of high quality fitted wall and base units with high gloss handle less cupboard fronts and with complimentary oak work surfaces over which incorporate a one-and-a-half-bowl-stainless steel sink unit with chrome mixer tap. The kitchen is well equipped with high-quality built-in appliances which include fan assisted ovens, an integrated shoulder microwave combination oven, a built-in steam oven, an integral dishwasher and there is space and provisions for an American fridge freezer. The kitchen benefits from soft closing doors and drawers, floor to ceiling pantry cupboards, under unit lighting and the focal point of the kitchen area is the breakfast island which again has high quality high gloss cupboards beneath and with solid oak work surfaces over. The breakfast island features a four-ring ceramic induction hob with down draft touch extractor. The kitchen area then seamlessly leads into the dining / family room.



FAMILY AREA

The family room has a media wall unit which is recessed into the alcove with space for a flat screen television. The open plan dining kitchen and family room enjoys pleasant open aspect views across the property's well stocked gardens.



UTILITY ROOM

Measurements – 9'0" x 5'5"

The oak flooring continues through from the open plan dining kitchen room into the utility room which features fitted wall and base units with complimentary rolled edge work surfaces over which incorporate a single bowl stainless steel sink and drainer unit with chrome taps. The utility room is equipped with space and provisions for an automatic washing machine and tumble dryer. There is inset spotlighting to the ceiling, an extractor fan, and a double-glazed external door with obscure glass and leaded detailing insert to the side elevation.

SHOWER ROOM

Measurements – 6'10" x 8'2"

The ground floor shower room features a modern contemporary three-piece-suite which comprises a quadrant style shower cubicle with thermostatic rainfall shower and with separate handheld attachment, a broad wall hung wash hand basin with cascading waterfall mixer tap and a low level w.c. with push button flush. There is high gloss brick effect tiling to the splash areas, inset spotlighting to the ceiling, a horizontal chrome ladder style radiator and an extractor fan. A multipaneled door encloses the cupboard which houses the property's combination boiler.



FIRST FLOOR LANDING

Taking the staircase from the first floor you reach the first-floor landing which features a fabulous, exposed brick wall. There is a central ceiling light point and multipaneled oak doors which provide access to four bedrooms and the house bathroom. There is a loft hatch which provides access to a useful attic space and a wooden banister with spindle balustrade over the stairwell head.



BEDROOM ONE

Measurements – 20'5" x 8'8"

As the photography suggests bedroom one is a generous proportioned, light, and airy double bedroom which has ample space for free standing furniture. The room features a bank of double-glazed windows to the front elevation which offers breathtaking views across the Magdale valley. There are double glazed French doors to the rear elevation providing direct access to the balcony and which also have a pleasant open aspect view across the property's well stocked and mature gardens. The principal bedroom features inset spotlighting to the ceiling, a radiator and the room is separated into two areas with the bedroom area to the front and with the wardrobe and dressing area to the rear.



BALCONY

Accessed from the principal bedroom the balcony is a great space for enjoying the afternoon and evening sun. It features a brushed chrome handrail with glazed balustrade with part frosted glass providing additional privacy. The balcony provides a pleasant view across the property's well stocked gardens and with a pleasant tree lined backdrop beyond.



BEDROOM TWO

Measurements – 12'2" x 9'3"

Bedroom two is a light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation which provide a pleasant view across the property's balcony and across the property's well stocked gardens. There is a ceiling light point, a radiator, and a bank of floor to ceiling fitted wardrobes which have hanging rails and shelving in situ.



BEDROOM THREE

Measurements – 10'9" x 9'3"

Bedroom three enjoys a great deal of natural light which cascades through the double-glazed bank of windows to the front elevation. As the photography suggests the window to the front provides pleasant open aspect views towards Castle Hill and across the Magdale Valley. There is a ceiling light point, a radiator and there is ample space for a double bed with free standing furniture. Additionally, there are wall to wall fitted wardrobes which have hanging rails and shelving in situ.



BEDROOM FOUR

Measurements – 7'4" x 6'6"

Bedroom four is currently utilised as a dressing room and is a versatile space which could be utilised as a home office or without the fitted furniture accommodate a single bed with space for free standing furniture. There is a bank of double-glazed windows to the front elevation again taking full advantage of the fantastic position of the property with open aspect views across the valley. There is inset spotlighting to the ceiling, a radiator and the room is furnished with high quality fitted furniture which include a fitted dresser unit with drawers, cupboards, and display shelving. There are overhead storage cupboards with matching wall to wall cupboards.



HOUSE SHOWER ROOM

Measurements – 5'4" x 6'0"

The house shower room features a modern contemporary three-piece-suite which comprises a low level w.c. with push button flush and concealed cistern, a broad wash hand basin with chrome monobloc mixer tap with vanity unit beneath and a wet room style fixed frame shower with thermostatic rainfall shower head and separate handheld attachment. There is attractive tiled flooring with contrasting tiling to the walls, a double-glazed window with obscure glass at the rear elevation, inset spotlighting to the ceiling and an anthracite horizontal heated towel rail.



FRONT EXTERNAL

Externally to the front the property features a driveway providing off street parking. The front garden is laid predominantly to lawn with well stocked flower and shrub beds and attractive brick walled boundaries. There are laurel hedges for privacy and from the front gardens there are fabulous open aspect views across the Magdale Valley.



REAR EXTERNAL

Externally to the rear the property boasts a fabulous enclosed rear garden which is sure to impress and features various zones which are ideal for multi uses. The first portion of the garden is a Yorkshire stone flagged patio area which is an ideal space for alfresco dining and barbecuing. The current vendors have a hard standing with provisions for a hot tub. From here the gardens extend to a predominantly lawn area where there is well stocked flower, tree, and shrub beds. The lawn continues towards the bottom of the garden and there is an additional flagged pathway which meanders through the flower and shrub beds and leads to a further flagged patio. This area is great for entertaining and enjoying the afternoon and evening sun. Towards the bottom of the garden is the secret garden which is particularly private with hedging and fenced boundaries. This area is laid predominantly to lawn and features low maintenance flower and shrub beds and there is a hard standing for a workshop. The gardens provide pleasant open aspect views over rooftops towards Castle Hill and despite the size is a relatively easy to maintain garden with mature flower and shrub beds. There is external up and down lights and external plug points.









WORKSHOP

Measurements – 7'6" x 12'0"

The workshop is situated at the bottom of the garden and has a pedestrian access door and double-glazed window to the front elevation.



ADDITIONAL INFORMATION

This property is Leasehold. There is 936 years remaining on the lease at £4.00 per annum.

ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Leasehold

Local authority – Kirklees Council

Council tax band – D

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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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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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 TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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