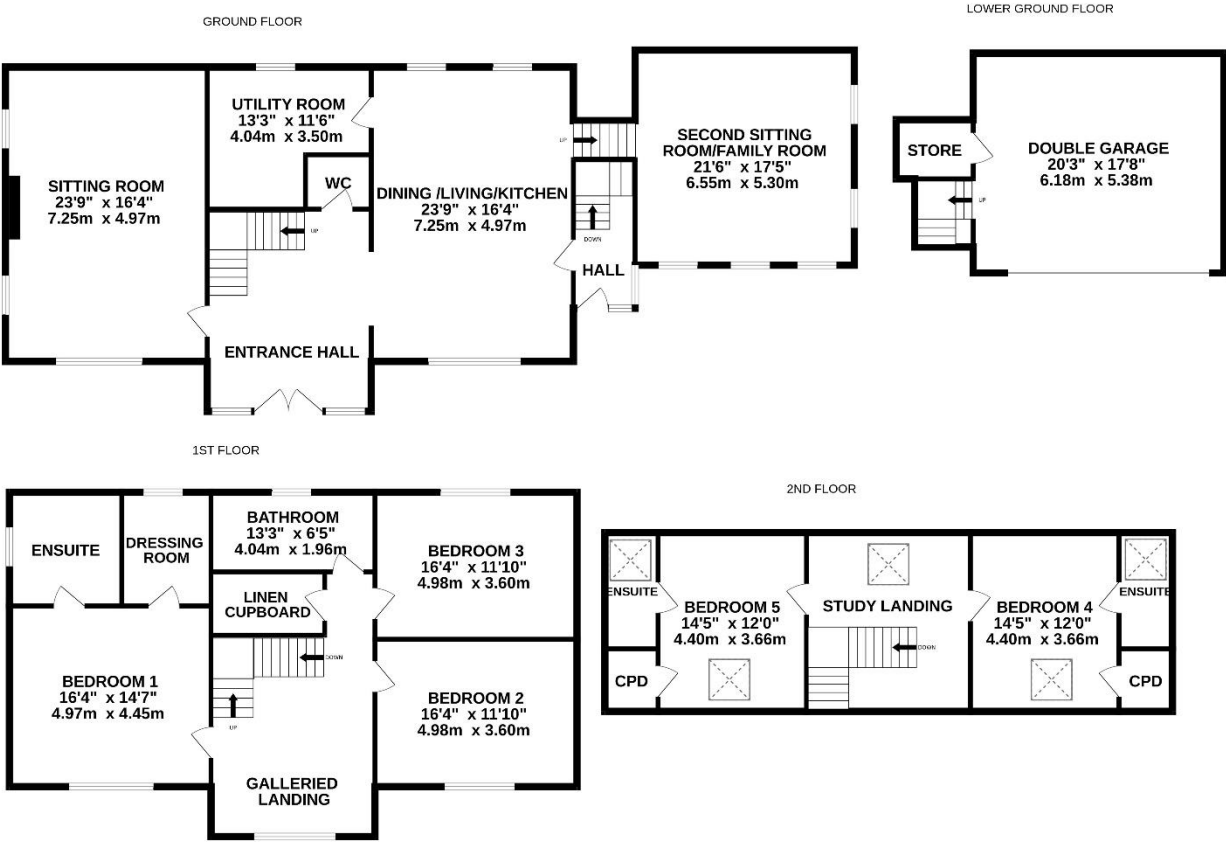


Simon Blyth
ESTATE AGENTS



ORCHARD VIEW HOUSE, BROAD LANE, UPPERTHONG, HD9 3JS



ORCHARD VIEW HOUSE

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PROPERTY DESCRIPTION

AN EXCLUSIVE, INDIVIDUALLY DESIGNED AND BUILT, DETACHED FAMILY HOME, OCCUPYING A GENEROUS, ELEVATED POSITION WITH BREATHTAKING VIEWS ACROSS THE VALLEY TOWARDS HOLME MOSS. SITUATED ON THE SOUGHT-AFTER ADDRESS OF BROAD LANE, UPPERTHONG, ORCHARD VIEW HOUSE OFFERS SPACIOUS AND VERSATILE ACCOMMODATION AND IS COMPLIMENTED BY A FABULOUS PLOT. OFFERED WITH NO ONWARD CHAIN THE PROPERTY IS IN CATCHMENT FOR WELL-REGARDED SCHOOLING, IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS AND IS A SHORT DISTANCE FROM AMENITIES AND THE BUSTLING VILLAGE CENTRE OF HOLMFIRTH.

The property accommodation briefly comprises grand entrance hall, downstairs w.c., lounge, open plan dining kitchen, utility room and formal dining room. To the first floor there is a galleried landing, three double bedrooms, one with en-suite and the house bathroom. To the second floor there are a further two double bedrooms both with en-suites.

Offers Around £1,100,000

GROUND FLOOR

GRAND ENTRANCE HALL

Enter the property through a solid oak front door into a most impressive grand entrance hall which has a kite winding oak staircase rising to the first floor leading to the galleried landing. There is a floor to ceiling bank of double-glazed windows to the front elevation which provide the entrance hall with a great deal of natural light and offers pleasant open aspect views across the valley and there are oak doors which proceed to the spacious lounge, open plan dining kitchen and downstairs w.c. There is inset spotlighting to the ceiling and oak flooring with underfloor heating.



DOWNSTAIRS W.C.

The downstairs w.c. features a modern contemporary two-piece suite which comprises low level w.c. with concealed cistern and push button flush and a wall hung wash hand basin with chrome monobloc mixer tap. There is an inset spotlight to the ceiling, attractive travertine tiled flooring with underfloor heating and a recessed vanity shelf with inset spotlight and granite sill.

SITING ROOM

Measurements – 23'9" x 16'4"

As the photography suggests the sitting room is a generous proportioned light and airy reception room which benefits from dual aspect windows with two windows to the side elevation and a bank of double glazed bi-folding doors to the front elevation. There is inset spotlighting to the ceiling, underfloor heating and the focal point of the room is the inglenook fireplace with cast iron multifuel stove set upon a raised stone hearth. The bi-fold doors to the front elevation provide direct access to the front patio and also provide the room with fabulous open aspect views towards Holme Moss.



OPEN PLAN DINING LIVING KITCHEN

Measurements – 23'9" x 16'4"

The dual aspect open plan dining kitchen room enjoys a great deal of natural light which cascades through the bank of bi-folding doors to the front elevation and the two double-glazed windows to the rear elevation. There is attractive travertine tiled flooring both inset spotlighting and two central ceiling light points over the breakfast island. There is an oak door proceeding into the side entrance and leading into the utility room and an oak stairwell approaches the formal dining room. The kitchen area features a wide range of high-quality kitchen units with shaker style cupboard fronts and with complimentary granite work surfaces over which incorporate an inset Villeroy and Boch ceramic sink unit with chrome mixer tap. The kitchen is well equipped with space for a five-ring range cooker with integrated cooker hood over, integral full height fridge and freezer units and an integrated dishwasher. The kitchen benefits from soft closing doors and drawers. There is a full-sized pantry cupboard, and the focal point of the kitchen is the breakfast island again with contrasting shaker style cupboards beneath and with granite work surface above.

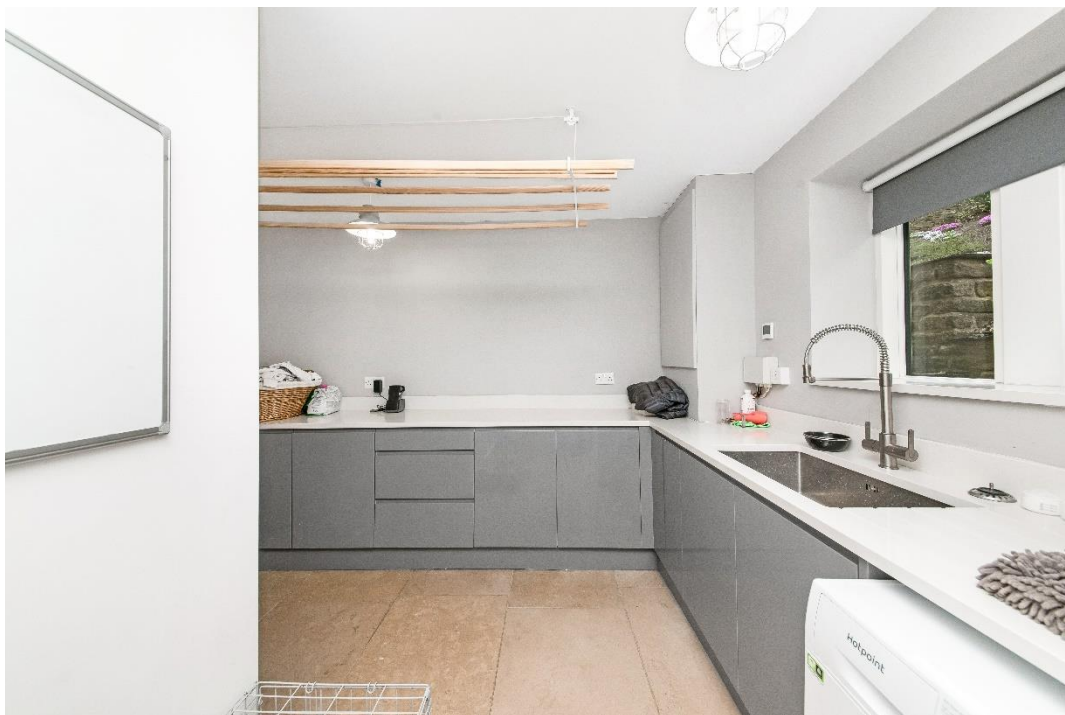




UTILITY ROOM

Measurements – 13'3" x 11'6"

The attractive travertine tiled flooring continues through from the open plan dining kitchen and into the utility room which features a bank of double-glazed mullioned windows with granite sills to the rear elevation. There are two ceiling light points, underfloor heating and the utility features a wide range of fitted base units with high gloss handle less cupboard fronts and with complimentary granite work surfaces over with matching granite upstand. The work surfaces incorporate a stainless-steel sink unit with brushed chrome pull out hose mixer tap and there is plumbing for an automatic washing machine, space for a further under counter appliance such as a tumble dryer. Again, there are soft closing doors and drawers and an extractor fan.



SECOND SITTING ROOM / FAMILY ROOM

Measurements – 21'6" x 17'5"

The second sitting room / family room is a generous proportioned light and airy reception room which could be utilised for a variety of uses. There are banks of double-glazed windows to the front and side elevations which take full advantage of the panoramic open aspect views across the valley and towards Holme Moss. There is attractive solid wood flooring, an impressive, exposed timber truss with timber beams to the ceiling and there are various ceiling light points, a radiator and the focal point of the room is the free-standing cast iron clear view log burning stove which is set upon a raised stone hearth and with exposed cast iron flu.



FIRST FLOOR

GALLERIED LANDING

Taking the staircase from the grand entrance hall, the galleried landing is reached. This features an oak banister with glazed balustrade. There is a chandelier point and a bank of double-glazed windows to the front elevation, which provide fabulous, open-aspect views across the property's gardens and across the valley. There are oak doors providing access to three, well-proportioned double bedrooms, the house bathroom and the airing cupboard which houses the hot water cylinder. There is a radiator, additional ceiling light point and a kite winding staircase provides access to the second floor.



BEDROOM ONE

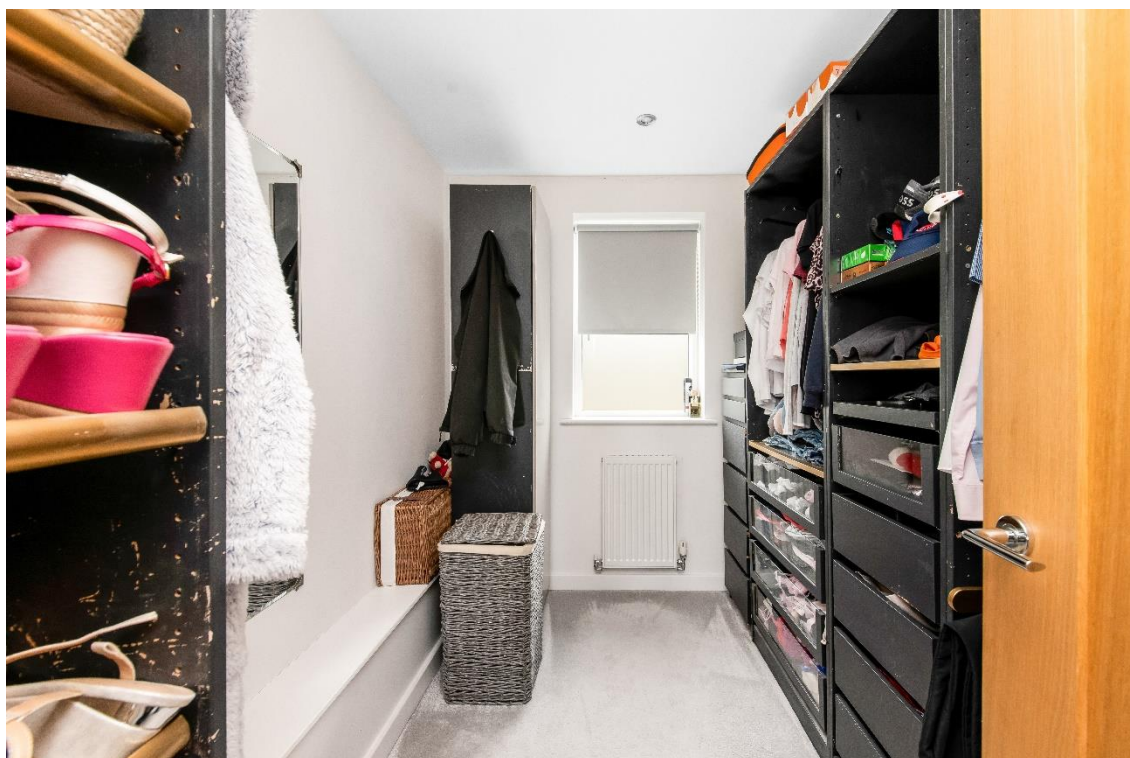
Measurements – 16'4" x 14'7"

Bedroom one is a generous proportioned double bedroom which has ample space for free standing furniture. There is a bank of double-glazed mullioned windows to the front elevation taking full advantage of the open aspect views across the valley and towards Holme Moss. There is a central ceiling light point, television point, inset spotlighting as well as inset spotlighting to the ceiling, a radiator and oak doors provide access to the walk-in wardrobe and en-suite bathroom.



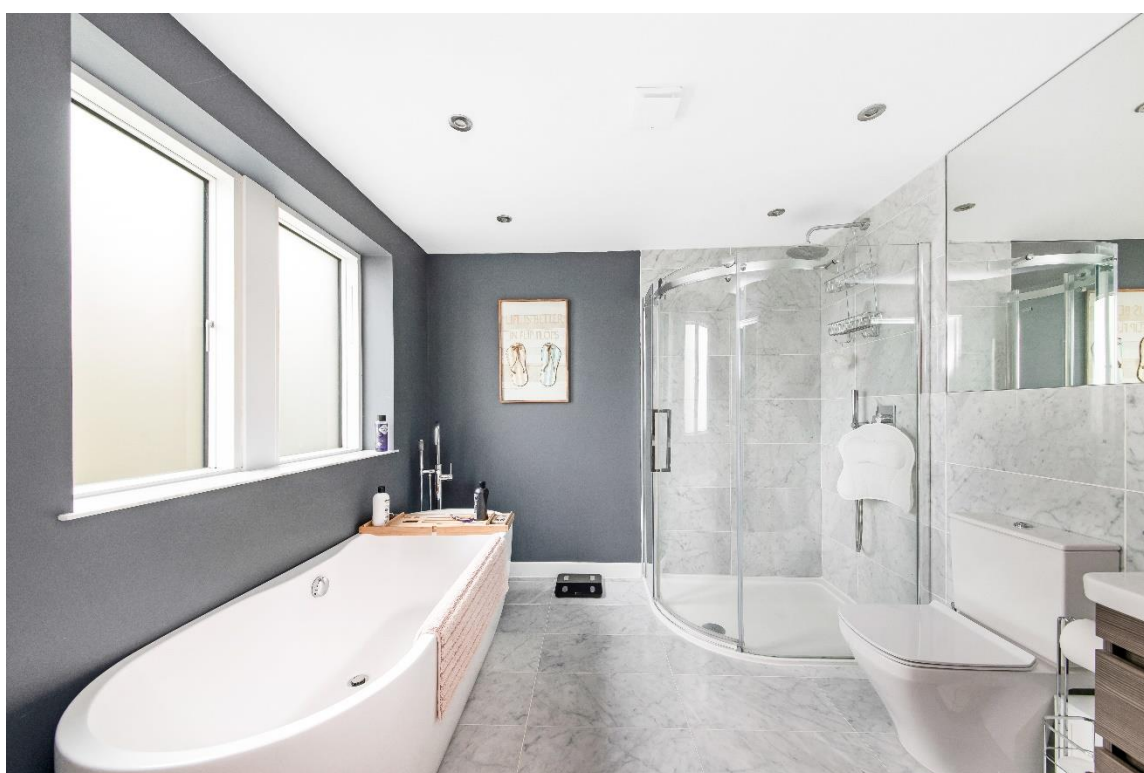
DRESSING ROOM

The dressing room features inset spotlighting to the ceilings, a double-glazed window with obscure glass to the rear elevation and a radiator. This room could be utilised as a home office or perhaps nursery.



EN-SUITE BATHROOM

The en-suite bathroom features a modern contemporary four-piece-suite which comprises free-standing double-sided bath with floor mounted chrome mixer tap with shower head attachment, a quadrant style walk-in shower cubicle with thermostatic rainfall shower and with sperate handheld attachment, a low level w.c. with push button flush and a broad wash hand basin with chrome monobloc mixer tap and vanity drawers beneath. There is attractive marble tiled flooring and tiling to the splash areas, inset spotlighting to the ceiling and a chrome ladder style radiator. Additionally, the en-suite bathroom features a bank of double-glazed mullioned windows to the side elevation with matching marble tiled sill, extractor fan, shaver point and a vanity mirror.



BEDROOM TWO

Measurements – 16'4" x 11'10"

Bedroom two is a light and airy, and generously proportioned double bedroom which has ample space for free standing furniture. There is a bank of double-glazed mullion windows to the front elevation taking full advantage of the fabulous open aspect views across the valley. There is a central ceiling light point, radiator, and television point.



BEDROOM THREE

Measurements – 16'4" x 11'10"

Bedroom three is a generous proportioned double bedroom which has ample space for free standing furniture. There is a bank of double-glazed mullioned windows to the rear elevation which has pleasant view across the property's gardens. There is a central ceiling light point, radiator, and television point.



HOUSE BATHROOM

Measurements – 13'3" x 6'5"

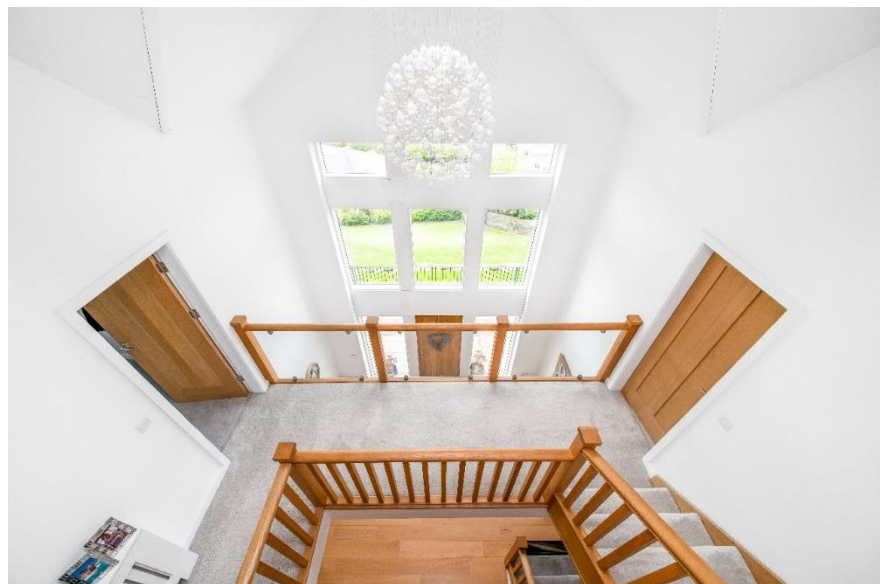
The house bathroom features a modern contemporary four-piece-suite which comprise a double ended inset bath with tiled surround and chrome mixer tap, a low level w.c. with push button flush, a broad wash hand basin with chrome monobloc mixer tap and vanity cupboard beneath and a walk in fixed framed shower cubicle with thermostatic rainfall shower and with separate handheld attachment. There is attractive tiled flooring and tiling to the splash areas, a double-glazed bank of mullioned windows to the rear elevation with obscure glass and granite sill, inset spotlighting to the ceiling and an extractor fan. Additionally, there is a chrome ladder style radiator.

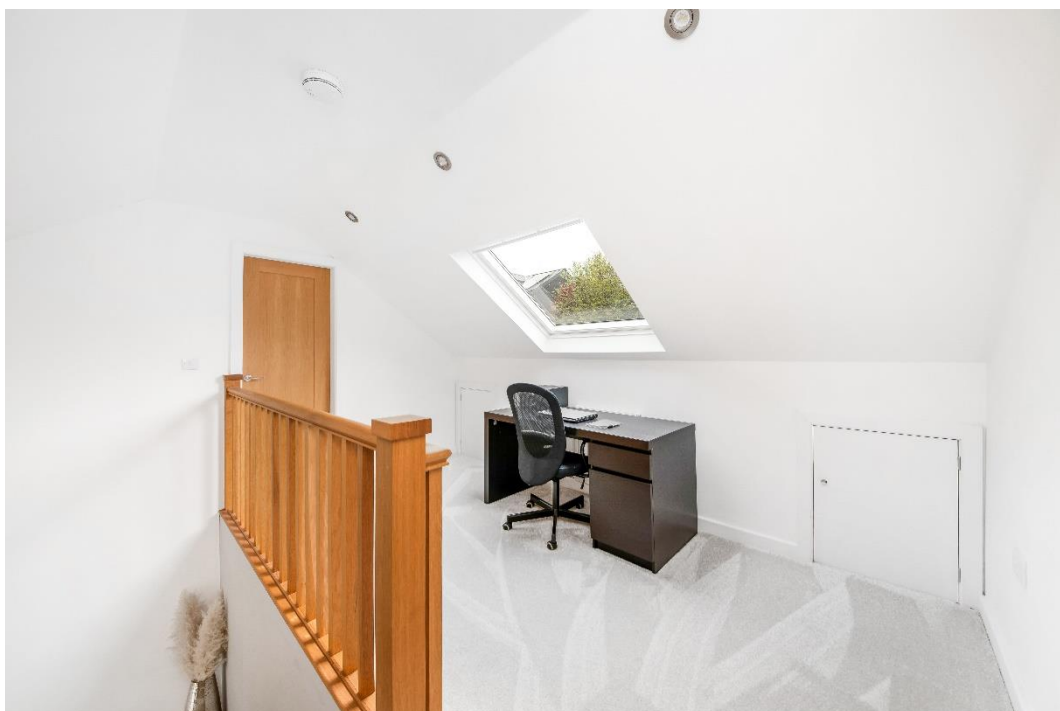


SECOND FLOOR

LANDING

Taking the staircase, boasting oak handrail and oak spindle balustrade over the stairwell head, from the first-floor galleried landing, the second floor is reached, which opens out into a useful office landing area, with large, double glazed, skylight window to the rear elevation, providing the space with a great deal of natural light. There is inset spot lighting to the ceilings, a radiator, useful, under-eaves storage areas and there are oak doors providing access to two double bedrooms.

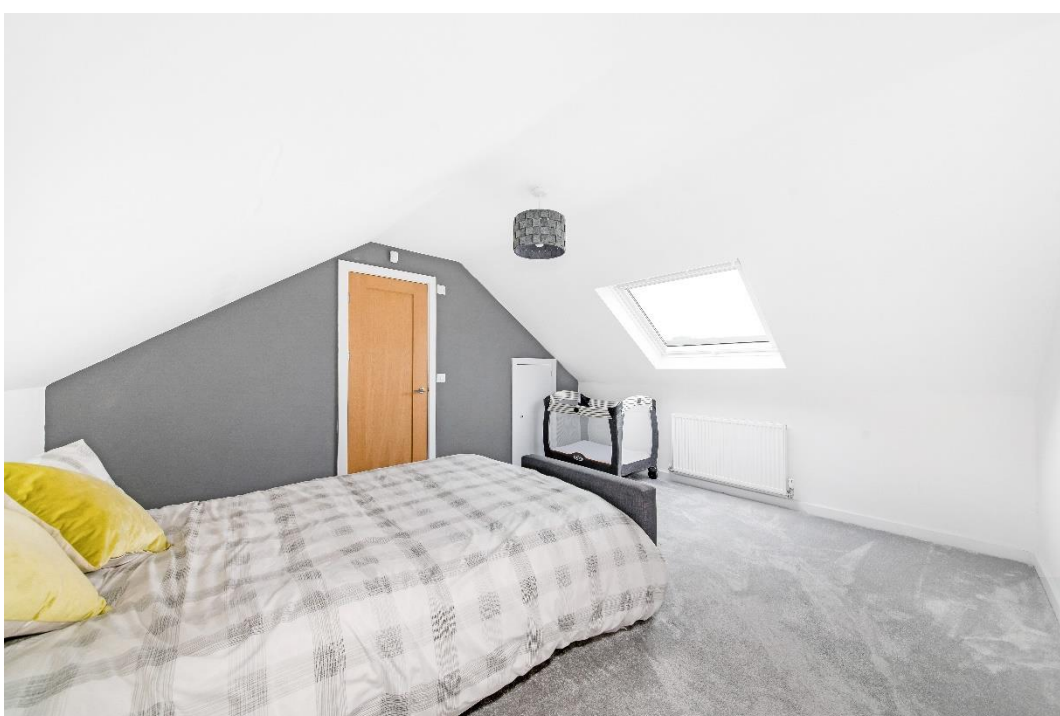




BEDROOM FOUR

Measurements – 14'5" x 12'0"

As the photography suggests, bedroom four is a well-proportioned, double bedroom which has ample space for free-standing furniture. There is a double glazed, skylight window to the front elevation, with integrated blinds, which provide a breathtaking, open-aspect view towards Holme Moss. There is a central ceiling light point, a radiator, a useful, under-eaves storage cupboard and an oak door proceeds to the en-suite shower room.



EN-SUITE SHOWER ROOM

The en-suite shower room features a modern, contemporary three-piece suite, comprising of a walk-in, fixed-frame shower cubicle with thermostatic Hansbro shower, a wall-mounted wash handbasin with chrome monobloc mixer tap and a low-level w.c. with push-button flush. There is attractive, tiled flooring and tiling to the walls at the splash areas, central ceiling light point, shaver point and extractor fan. Additionally, there is a double glazed, skylight window to the rear elevation and a chrome, ladder-style radiator.



BEDROOM FIVE

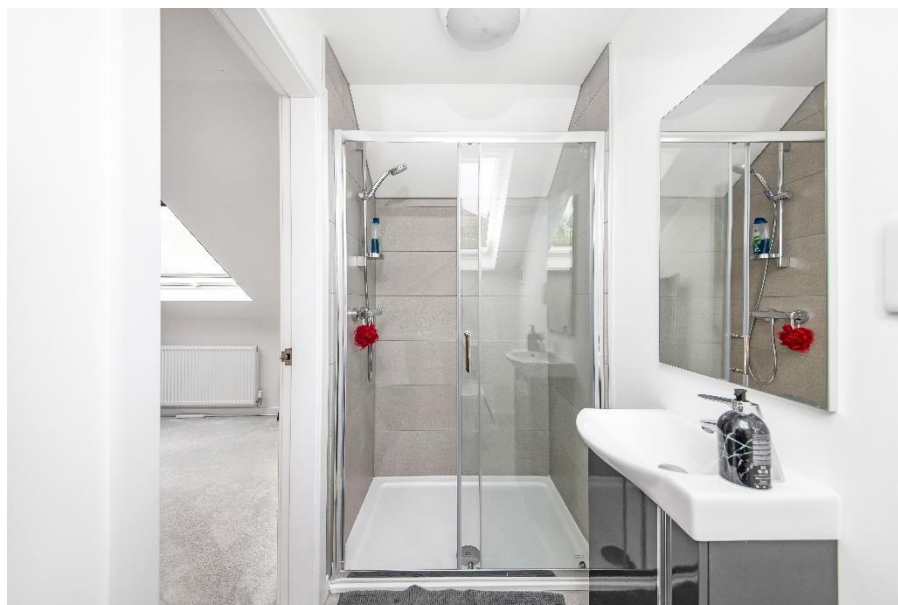
Measurements – 14'5" x 12'0"

Bedroom five, again, is a light and airy, double bedroom which has ample space for free standing furniture. There is a double glazed, skylight window with integral blind to the front elevation, which again takes full advantage of the elevated position of the property with panoramic, open-aspect views across the valley. There is a central ceiling light point, a radiator, a television point and a useful, under-eaves storage cupboard. There is an oak door providing access to the en-suite shower room.



EN-SUITE SHOWER ROOM

The en-suite shower room features a modern, contemporary three-piece suite which comprises of a walk-in, fixed frame shower cubicle with thermostatic Hansbro shower, a wash handbasin, with Hansbro monobloc mixer tap, set upon a vanity unit and a low-level w.c. with push-button flush. There is tiled flooring and tiling to the splash areas, a central ceiling light point and a shaver point. The en-suite shower room has a double glazed, skylight window to the rear elevation, an extractor fan and a chrome, ladder-style radiator.



EXTERNAL

The property is approached via a private shared driveway off Broad Lane and features a pillared drive which provides off street parking for multiple vehicles and leads to the integral double garage. Immediately to the front is an Indian stone flagged patio which takes full advantage of the panoramic views towards Holme Moss. There is a well-stocked rockery with flowers and shrubs and a generous lawn garden which sweeps across the front. To the side there is access to the rear gardens which are low maintenance with slate chippings, a further planted rockery and maturing flower, tree, and hedged boundaries. The gardens whilst of generous proportions have been carefully landscaped to create ease of maintenance to ensure full enjoyment year-round.







ADDITIONAL INFORMATION

EPC rating – B

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – G

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

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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.

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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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