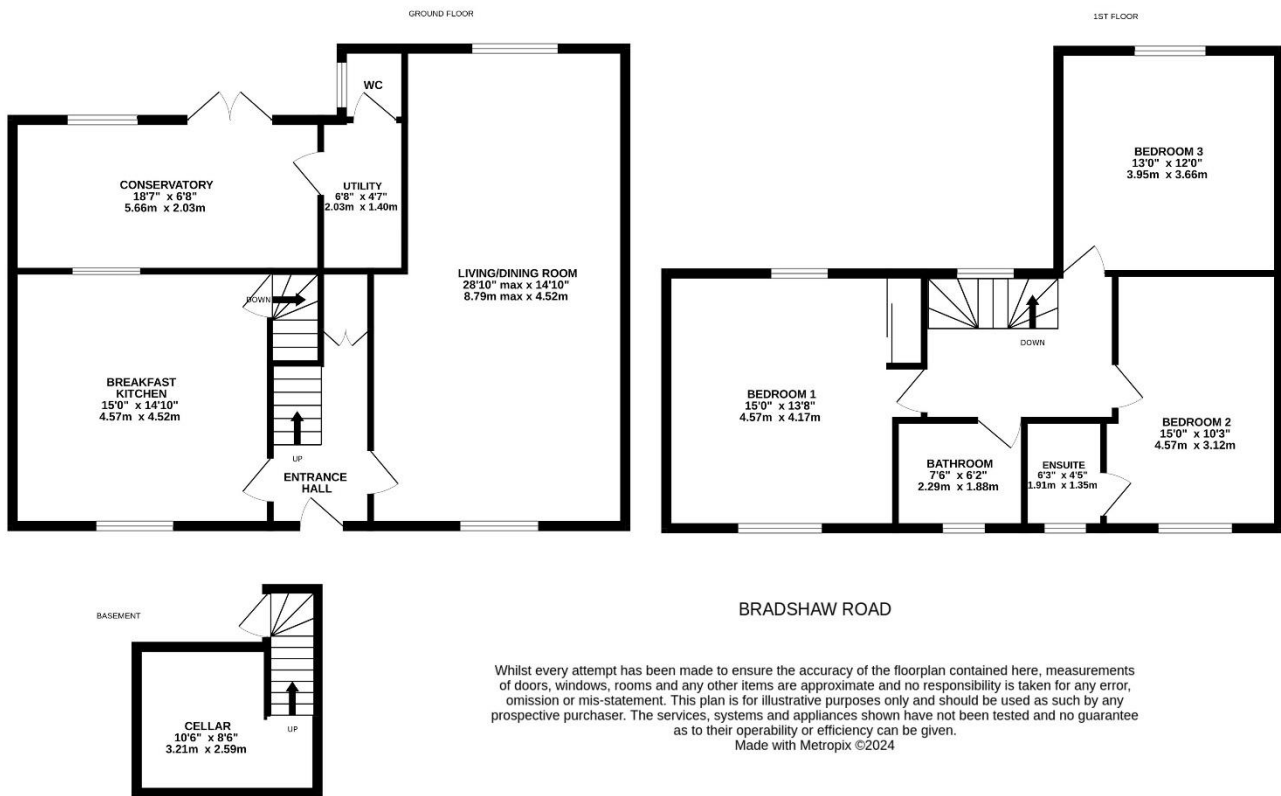


Simon Blyth
ESTATE AGENTS



BRADSHAW ROAD, HONLEY, HD9 6DT



PROPERTY DESCRIPTION

A DOUBLE FRONTED, STONE CONSTRUCTION, SEMI-DETACHED FAMILY HOME SITUATED JUST OUTSIDE THE CENTRE OF THE AFFLUENT VILLAGE OF HONLEY. BOASTING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS TWO STOREYS, BRIMMING WITH CHARACTER AND PERIOD FEATURES AND HAVING A GENEROUS FRONT GARDEN WITH MATURE HEDGING PROVIDING A GREAT DEAL OF PRIVACY. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO NEAR BY AMENITIES AND IS CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, open plan living/dining room, breakfast kitchen, conservatory, utility room and downstairs WC to the ground floor. To the lower ground floor is a vaulted ceiling cellar for additional storage. To the first floor there are three well-proportioned double bedrooms, and the house bathroom, with bedroom two having ensuite shower room facilities. Externally there is lawn garden to the front with mature, well stocked flower and shrub beds, to the rear is a low maintenance, enclosed, flagged patio garden.

Offers Around £290,000

GROUND FLOOR

ENTRANCE HALL

Measurements - 5'10" x 11'6"

Enter the property through a double-glazed PVC front door with obscure glazed inserts into the entrance hall. The entrance hall features tiled flooring, a decorative dado rail, central ceiling light point and decorative coving. There is a beautiful staircase with traditional banister and spindle balustrade which proceeds to the first floor, a radiator and a useful understairs cloaks cupboard. The entrance hall has multipaneled timber doors which provide access to the open plan living dining room and breakfast kitchen.



OPEN PLAN LIVING DINING ROOM

Measurements - 13'10" x 12'10"

As the photography suggests the open plan living dining room is a generous proportioned reception room which enjoys a great deal of natural light which cascades through the dual aspect windows with a window to the front elevation and bank of windows to the rear elevation.

LIVING AREA

Measurements - 14'10" x 15'0"

The living area features fabulous, exposed timber floorboards. There is decorative corning to the ceiling, a decorative dado rail and a beautiful ornate ceiling rose with central ceiling light point. The window to the front elevation has traditional shutters in situ. There is a vertical column radiator beneath the window, a television point, telephone point, additional radiator and the focal point of the room is the inglenook fireplace with a twin door multifuel burning stove which is set upon a raised slate tiled hearth. The living area then seamlessly leads into the dining area which again enjoys exposed timber floorboards, decorative coving to the ceiling and a decorative dado rail. There is a radiator and a panelled ceiling with central ceiling light point.





BREAKFAST KITCHEN

Measurements – 15'0" x 14'10"

The breakfast kitchen room again enjoy a great deal of natural light with a double-glazed window to the front elevation and a bank of windows to the rear elevation providing light from the conservatory. There is tiled flooring, decorative coving to the ceiling, a panelled ceiling with three ceiling light points and a radiator. The breakfast kitchen area features fitted wall and base units with shaker style cupboard fronts and with complimentary granite worksurfaces over which incorporate a twin Belfast ceramic sink unit with chrome mixer tap. The kitchen is equipped with space for a five-ring cooker which is set upon a raised stone hearth and there is tiling to the splash area, an integrated Zanussi dishwasher and the centre piece of the kitchen is the breakfast island which features cupboards under with space for an undercounter appliance and potential space for a wine cooler. The kitchen has a multipaneled timber door providing access to the conservatory and a cottage style door encloses a staircase descending to the lower ground floor. The kitchen houses the property's wall mounted boiler.





CONSERVATORY

Measurements – 18'7" x 6'8"

The conservatory is bright and airy and is a versatile space which could be utilised as a home office or playroom. It features banks of windows to the rear elevation and double-glazed French doors which proceed to the rear gardens. There is a double-glazed skylight window to the rear elevation and a multipaneled timber and glazed door proceeds to the utility. There is a wall light point and exposed stone windowsills.



SEPARATE W.C.

Measurements – 3'9" x 4'2"

The separate w.c. features a low level w.c. with push button flush. There is a double-glazed window to the side elevation with obscure glass, a ceiling light point as well as a recess spotlight to the ceiling, laminate flooring and a useful wall cabinet for toiletries and further storage.

LOWER GROUND FLOOR

Measurements – 10'6" x 8'6"

Taking a kite winding stone stair well you reach the lower ground floor which is a fabulous ceiling cellar which has Yorkshire stone flagged flooring and the original stone niches for storage.

FIRST FLOOR

LANDING

Taking the staircase to the first floor you reach the landing which features a double-glazed window with obscure glass to the rear elevation, a decorative dado rail and two ceiling light point. There is partly exposed coricing to the ceiling, a loft hatch providing access to an attic space and there are multipaneled timber doors providing access to three well-proportioned double bedrooms and the house bathroom. The landing area which provides access to bedrooms two and three could be utilised as an office landing. There is a radiator and plug points in situ.

BEDROOM ONE

Measurements – 15'0" x 13'8"

As the photography suggests bedroom one is a generously proportioned light and airy double bedroom which features double aspect windows to the front and rear elevations. The window to the front elevation provides a pleasant open aspect view over rooftops and to the top of Long Lane. There is a ceiling light point, radiator and there are built in wardrobes which have hanging rails and shelving in situ.



BEDROOM TWO

Measurements – 15'0" x 10'3"

Bedroom two again is a generously proportioned double bedroom which has ample for free standing furniture. There is fabulous cornicing to parts of the ceiling, a ceiling light point, radiator, and beautiful exposed timber floorboards. In front of the chimney breast is the original stone hearth and there is a double glazed to the front elevation again which takes full advantage of the pleasant open aspect views over rooftops. There is a multipaneled timber and glazed door providing access to the en-suite.



BEDROOM TWO EN-SUITE

Measurements – 6'3" x 4'5"

The en-suite shower room features a white three-piece suite which comprises a low level w.c., a wall hung wash hand basin and a fixed frame shower cubicle with thermostatic shower. The en-suite features tile effect vinyl flooring, tiling to the splash areas, corncicing to the ceiling and a ceiling light point and extractor fan.



BEDROOM THREE

Measurements – 13'0" x 12'0"

Bedroom three can accommodate a double bed with maple space for free standing furniture. The room features a ceiling light point and a bank of double-glazed windows to the rear elevation.



HOUSE BATHROOM

Measurements – 7'6" x 6'2"

The house bathroom features a white three-piece suite which comprises a double ended panel bath with thermostatic shower over and panelling to the splash areas, a pedestal wash hand basin, and a low level w.c. with push button flush. There is a dado rail with panelling beneath, a panelled ceiling with ceiling light point, a radiator with chrome towel rail and a double-glazed window with obscure glazed window with obscure glass to the front elevation.



EXTERNAL FRONT

Externally to the front the property features a fabulous garden which features two flat lawn areas with well stocked flower and shrub beds. Directly to the front of the property is a flagged patio area which is an ideal space for alfresco dining and barbecuing, an external light and there are mature hedge boundaries giving the front garden a great deal of privacy and pleasant open aspect views down Bradshaw Road towards Castle Hill.



EXTERNAL REAR

Externally to the rear the property benefits from a low maintenance garden which features a beautiful Indian stone flagged patio. There are fenced and part wall boundaries, external light, and an external tap.



VIEW



ADDITIONAL INFORMATION

EPC rating – D
Property tenure – Freehold
Local authority – Kirklees Council
Council tax band – C

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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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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