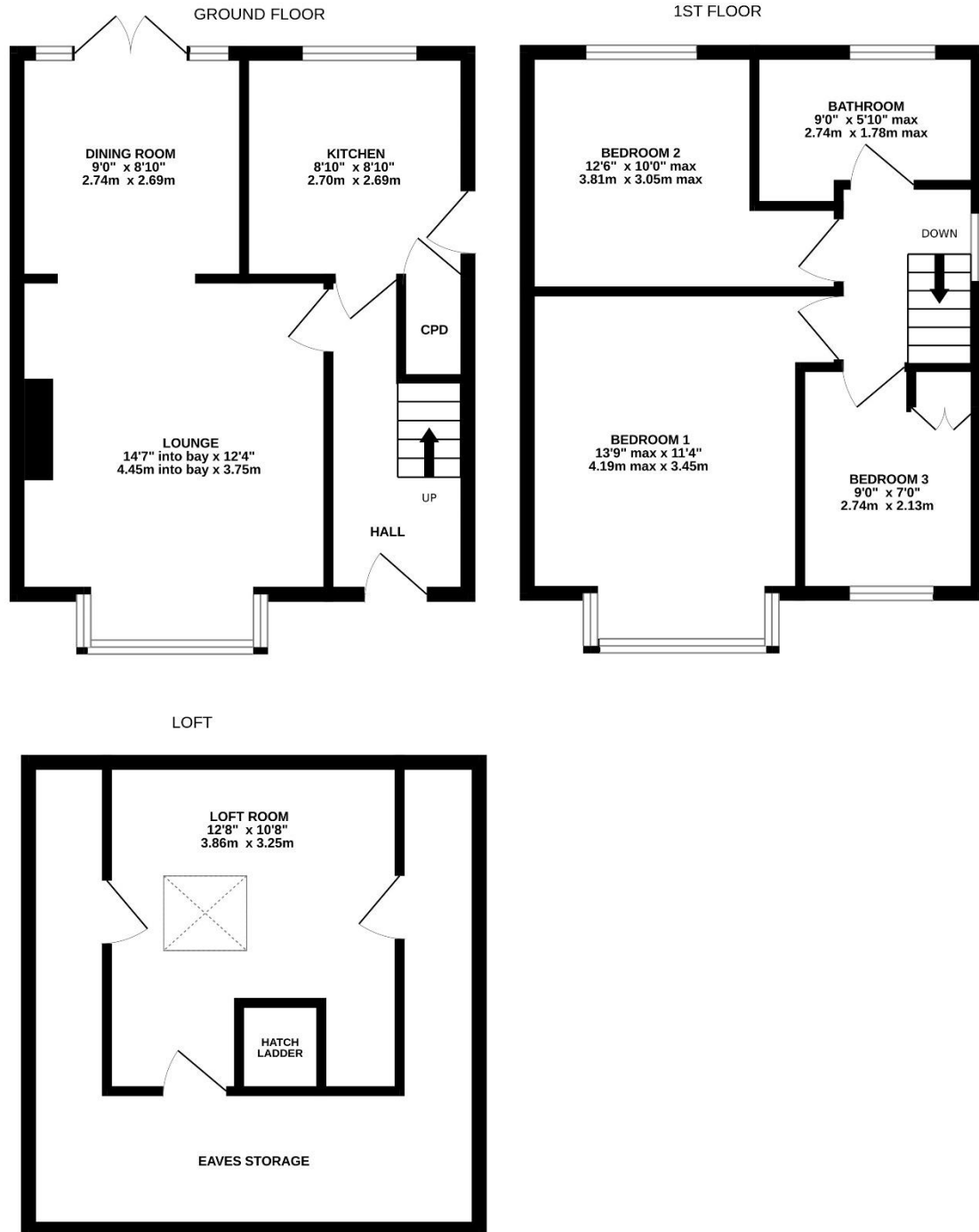


**Simon Blyth**  
ESTATE AGENTS



**PENNINE VIEW, LINTHWAITE, HD7 5SD**



PENNINE VIEW

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

An extremely well positioned three-bedroom semi-detached home that has been significantly upgraded in a very tasteful manner in recent years and having the interior that truly needs to be seen to be appreciated. With a delightful lounge with long distance views, good sized dining room, glazed doors out to the rear garden, high quality kitchen, good sized entrance hall, three bedrooms, two of which are large doubles and attic room. The home has surprisingly large gardens, driveway, space for a garage and is in a delightful position being a short walk away from fabulous countryside and other local amenities.

**Offers Around £255,000**

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## ENTRANCE

High specification and particularly attractive entrance door with full height leaded glazed panel and high-quality door furniture leads through to the entrance hall. This entrance hall has attractive flooring, delightful staircase with spindle balustrading and there is a useful understairs storage cupboard. The hallway has insert spotlighting, chandelier point and delightful period style central heating radiator. High quality door lead through to the lounge.



## LOUNGE

*Measurements – 14'7" into bay x 12'4"*

As the photograph suggests this is a spectacular room with a particularly fabulous outlook out over the valley, a true Pennine scene. This is courtesy of a particularly broad bay window which being broad and tall allows the room a huge amount of natural light. There is coving to the ceiling, central chandelier point, two wall light points and all lights are operated by dimmer switch. There is an attractive stone fireplace with raised stone hearth, stone surround, antique brick style backcloth and all is home for a wood burning cast iron stove with glazed door. A broad opening leads through to the dining room.





## DINING ROOM

*Measurements – 9'0" x 8'10"*

Once again with attractive flooring, the dining room has a full wall of glazing with particularly tall, glazed panels and centrally located doors giving direct access out to the rear terrace and garden areas beyond. The dining room has coving to the ceiling and a central ceiling light point.



## KITCHEN

Measurements – 8'10" x 8'10"

Perhaps best demonstrated by the photographs in this brochure the kitchen is beautifully presented with fabulous working surface and splashback. There is a stylish inset sink unit with stylish mixer tap over, integrated stainless steel glazed double fronted oven, four ring gas hob, splashback and stylish extractor fan above, integrated fridge and freezer, wine racking and plumbing for an automatic washing machine. There is an everyday side entrance door in uPVC and doorway conceals a pantry / storage cupboard.



## FIRST FLOOR LANDING

From the entrance hall a staircase rise to the first-floor landing. This has a window giving a pleasant outlook to the side, coving to the ceiling and chandelier point. A doorway leads through to bedroom one.



## BEDROOM ONE

Measurements – 13'9" max x 11'4"

With a fabulous view once again, this large double bedroom enjoys the bay window, has a central ceiling light point, a bank of inbuilt bedroom furniture including a dressing table / desk, display shelving, mirrored backcloth, inbuilt wardrobes and storage cupboards.







## BEDROOM TWO

Measurements – 12'6" x 10'0" max

With a pleasant outlook to the rear this once again is a good-sized double room with inbuilt wardrobes.



## BEDROOM THREE

Measurements – 9'0" x 7'0"

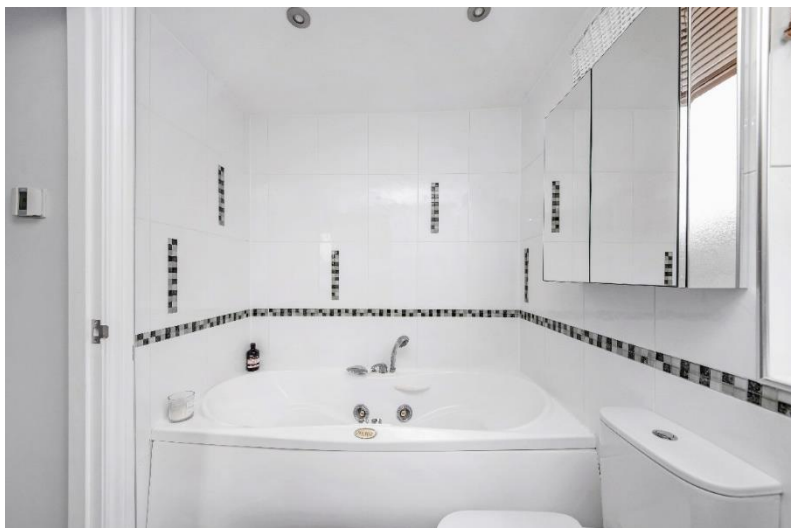
A good-sized single bedroom currently used as a home office / dressing room and having a spectacular view. There is a bulkhead storage cupboard / wardrobe inbuilt and central ceiling light point.



## BATHROOM

*Measurements – 9'0" x 5'10" max*

The house bathroom is fitted to a particularly high standard, has underfloor heating, ceramic tiled flooring, ceramic tiling to the full ceiling height, inset spotlighting, good sized obscure glazed window, combination central heating radiator / towel rail in chrome, corner shower cubicle, whirlpool jacuzzi bath, low level w.c. and pedestal wash hand basin. The bathroom is also fitted with an extractor fan.



## LOFT

*Measurements – 12'8" x 10'8"*

A fold away loft ladder is accessed via the initial stage of bedroom two. This could be divided to be off the landing if so desired however it works as a studio and a space off bedroom two for the vendors children. As the photograph suggests it is particularly well presented, has a large amount of under eaves storage, provisions for wall mounted television and a large Velux window.



## ADDITIONAL INFORMATION

It should be noted the property has uPVC double glazing, gas fired central heating, external lighting and external water tap. Carpets, curtains and certain other extras may be available by separate negotiation.

## FRONT EXTERNAL

The property occupies a much larger plot than might first be imagined. To the side there is a concrete driveway and garage base. This is currently used as an additional parking space. Although a garage could be replaced on this space if so required. Pathways give access to both the front and side door. There are good sized shaped lawn areas, low maintenance pebbled area to the front with attractive fencing and mature shrubbery.



## REAR EXTERNAL

To the rear there is a particularly delightful and stylish garden, a huge amount of stone flagged terrace / patio with attractive boundaries and fencing. A gateway gives access to the side gardens and driveway, timber steps lead up to the upper pebbled area providing great outdoor sitting and play space. There is high quality external lighting and at the head of the garden is a particularly stylish garden shed / workshop. Attractive portico overhang with inset spotlighting.





## **ADDITIONAL INFORMATION**

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – B

## **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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## **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 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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