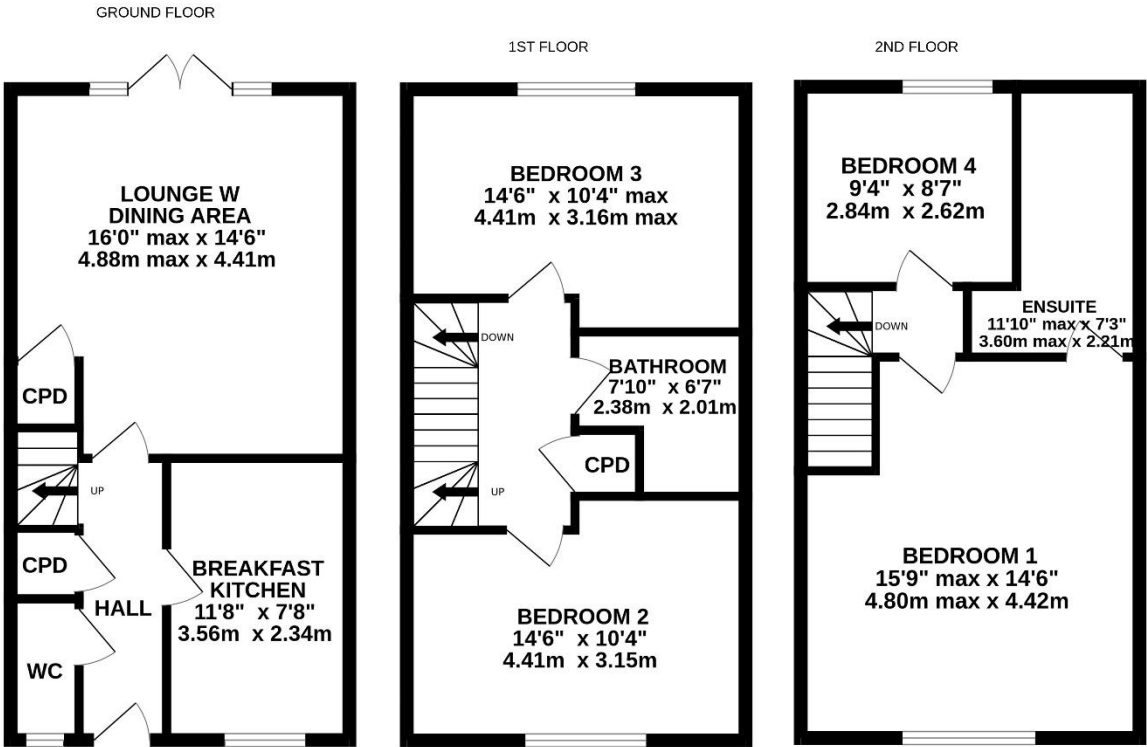


Simon Blyth
ESTATE AGENTS



LEES HEAD COURT, DALTON, HUDDERFIELD, HD5 9RS



LEES HEAD COURT

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

A GOOD SIZED FOUR-BEDROOM FAMILY HOME WITH A COMBINATION OVER THREE LEVELS. THE PROPERTY HAS GENEROUS SIZED ROOMS PARTICULARLY THE LIVING ROOM WITH DINING AREA WITH GLAZED DOORS OUT TO AN ENCLOSED GARDEN. THREE OF THE BEDROOMS ARE DOUBLES. BEDROOM ONE IS SERVED BY AN EN-SUITE WITH HOUSE BATHROOM. There is also an entrance hallway, downstairs w.c. and good-sized breakfast kitchen. In a pleasant location with pleasant views to both the front and rear this home is served by two parking spaces and offers exceptional value for money considering the property's size.

Offers in Excess £195,000

ENTRANCE HALL

A uPVC and obscure glazed door give access through to the entrance hallway. This with attractive flooring has a chandelier point, useful storage cupboard which acts as a cloaks cupboard and has plumbing for an automatic washing machine. Doorway gives access to the downstairs w.c.

DOWNSTAIRS W.C.

With ceramic tiled flooring, window to the front, extractor fan, pedestal wash hand basin and low level w.c. A doorway leads through to the lounge.

LOUNGE / DINING AREA

Measurements 16'0" max x 14'6"

This which incorporates a dining area has a pleasant view out over its enclosed garden areas with a wooded aspect beyond. The room has twin glazed doors giving direct access out to the enclosed gardens but also these being glazed give a large amount of natural light particularly when coupled with the windows to either side. The room has two chandelier points, attractive fireplace with gas coal burning effect fire. Once again, the room benefits greatly from the high-quality flooring and has a good general size and presentation. There is a useful large understairs storage cupboard.



BREAKFAST KITCHEN

Measurements – 11'8" x 7'8"

With an outlook to the driveway side this has inset spotlighting to the ceiling, units at both the high and low level which incorporate an integrated fridge freezer, stainless steel glazed fronted coven, four ring gas hob in stainless steel and extractor fan above. With integrated dishwasher and cupboard being home for the property's gas fired central heating boiler. There is a good amount of working surfaces with decorative tiled splashbacks, stainless steel sink unit with mixer tap above, ceramic tiled flooring.



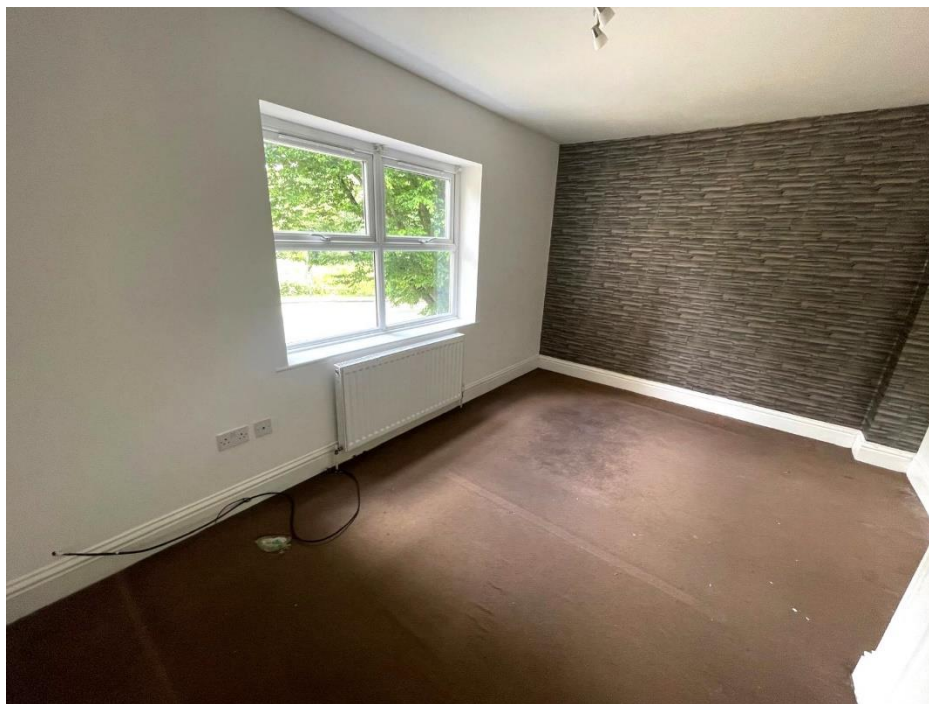
FIRST FLOOR LANDING

Staircase rises to the first-floor landing with spindle balustrading. The first-floor landing has a chandelier point and useful storage cupboard. A doorway gives access to bedroom two.

BEDROOM TWO

Measurements – 14'6" x 10'4"

A good-sized double room with a pleasant outlook to the front.



BEDROOM THREE

Measurements – 14'6" x 10'4" max

Once again, a good-sized double room with a pleasant outlook to the driveway side and a river with the wooded aspect beyond.



HOUSE BATHROOM

Measurements – 7'10" x 6'7"

The bathroom is also to be found on this level. It is fitted with a three-piece-suite in white comprising low level w.c., pedestal wash hand basin and panelled bath with chrome fitting and glazed screen over. With combination heating radiator / heated towel rail, ceramic tiling to the floor, extractor fan and inset spotlighting to the ceiling.



TOP FLOOR

Staircase continues up to the top floor level.

BEDROOM ONE

Measurements – 15'9" max x 14'6"

A substantial double bedroom with a lovely outlook to the rear, central chandelier point and doorway to the en-suite.



EN-SUITE

*Measurements – 11'10"
max x 7'3"*

This exceptionally large en-suite is fitted with a three-piece-suite comprising pedestal wash hand basin, low level w.c, shower cubicle with chrome fittings, extractor fan, combination central heating radiator / heated towel rail, ceramic tiled flooring, ceramic tiling to the shower area and inset spotlighting to the ceiling.



BEDROOM FOUR

Measurements – 9'4" x 8'7"

Often used as a nursery bedroom or home office this bedroom is of a good sized single and has a pleasant outlook to the front.



EXTERNAL

The property forms part of a pleasant courtyard with similar properties and a detached. All enjoy a good amount of parking within the courtyard. The property has two allocated parking spaces, one beside the door the other just a little way across the courtyard. There is a pleasant outlook over towards the river that meanders past the development to the rear. To the front there is a pleasant, wooded area. The property has a garden area which is enclosed with timber fencing, with paved and slated areas for low maintenance and enjoys a particularly sunny aspect. The garden area to the driveway side once again is of a low maintenance nature and is predominantly brick set parking area, paved brick pathway to the entrance door and pebbled area to the side.



ADDITIONAL INFORMATION

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

ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

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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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



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259