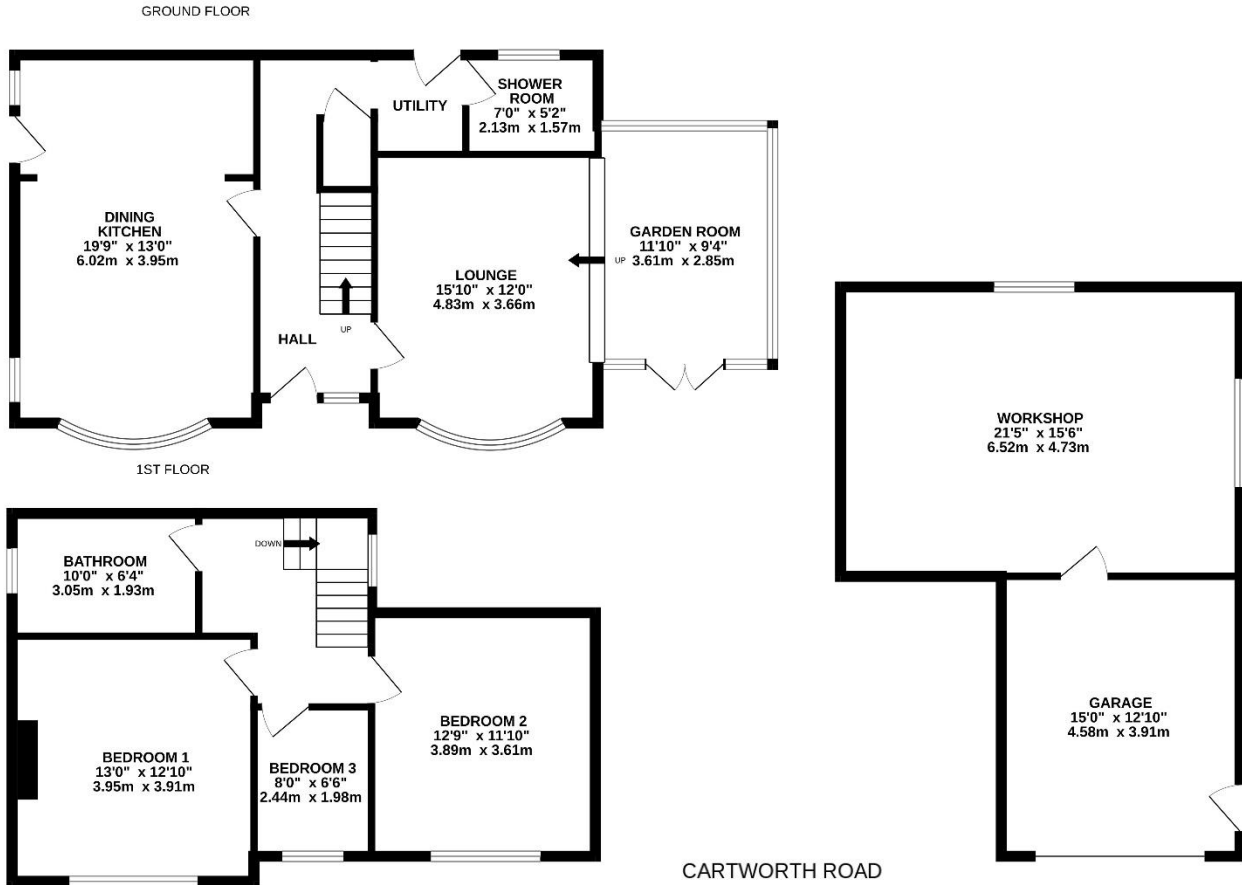


**Simon Blyth**  
ESTATE AGENTS



**CARTWORTH ROAD, HOLMFIRTH, HD9 2RQ**



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.  
Made with Metropix ©2024



## PROPERTY DESCRIPTION

A MOST STUNNING, FAMILY HOME, OCCUPYING A GENEROUS, ELEVATED POSITION WITH FABULOUS PANORAMIC VIEWS ACROSS THE VALLEY. 'SHENFIELD' IS A PARTICULARLY ATTRACTIVE HOME, BOASTING SUBSTANTIAL DRIVEWAY LEADING TO A GARAGE WITH ADDITIONAL WORKSHOP, A SUBTERRANEAN CAR PORT AND SUPERB GARDEN ROOM WITH VAULTED CEILINGS. SITUATED JUST OUTSIDE THE SOUGHT AFTER VILLAGE OF HOLMFIRTH, THE PROPERTY IS IN CATCHMENT FOR WELL-REGARDED SCHOOLING, A SHORT WALK TO THE VILLAGE CENTRE AND IS IN GREAT POSITION FOR ACCESS TO COMMUTER LINKS.

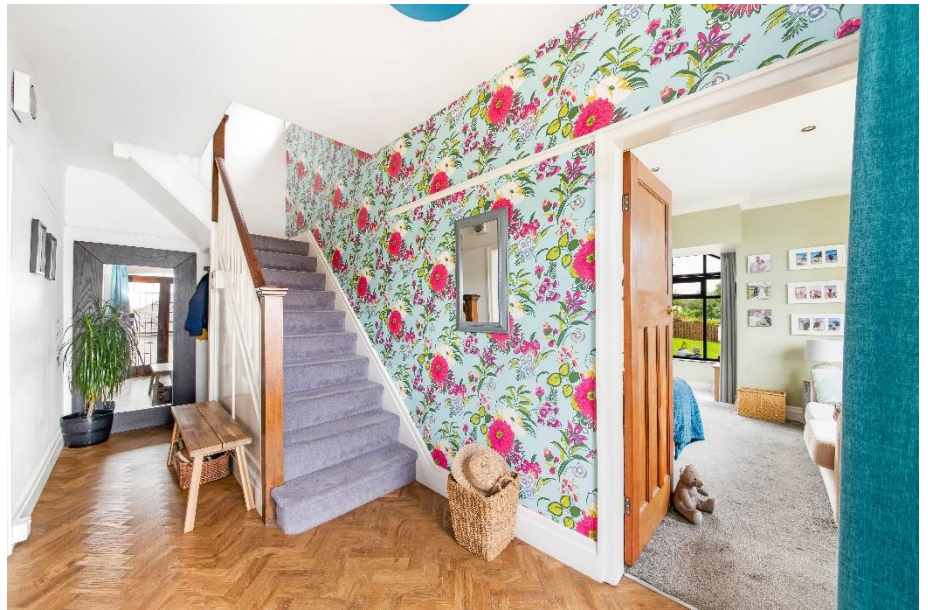
The property accommodation briefly comprises of entrance hall, lounge, garden room, open-plan dining-kitchen, utility room and shower room to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally there is a driveway providing off street parking for multiple vehicles leading to the detached garage with separate workshop and the subterranean car port/garden store. The property occupies a generous corner plot, with lawn to front, rockery to the side and a fabulous lawn garden with patio to the rear.

**Offers Around £510,000**

## GROUND FLOOR

### ENTRANCE HALL

Enter the property through twin timber and glazed front doors with leaded detailing into a most welcoming entrance hall. The entrance hall features luxury Vinyl tile flooring, a decorative picture rail, ceiling light point and a radiator. There is a staircase rising to the first floor with wooden banister and spindle balustrade and the entrance hall provides access to the open plan dining kitchen, lounge, utility and a door encloses a useful understairs storage cupboard.



### LOUNGE

*Measurements – 15'10" x 12'0"*

The lounge enjoys a great deal of natural light which cascades through the double-glazed bay windows to the front elevation. Again, there are fabulous open aspect views across the valley to the front elevation and the room is decorated to a high standard with inset spotlighting to the ceiling, decorative coving, a radiator and the lounge seamlessly leads into the garden room.





## GARDEN ROOM

*Measurements – 11'10" x 9'4"*

The garden room features an impressive, vaulted ceiling with inset spotlighting and glazed gable end. There are banks of windows to either side elevation and the rear elevation with double glazed French doors to the side elevation providing access to the property's gardens. The garden room enjoys pleasant open aspect views across the property's gardens and far-reaching views over rooftops. There is inset spotlighting to the ceiling, a radiator and ample plug points.



## OPEN PLAN DINING KITCHEN

*Measurements – 19'9" x 13'0"*

The open plan dining kitchen room enjoys a great deal of natural light which cascades through the double-glazed bay window to the front elevation and an additional two double glazed windows to the side elevation. As the photography suggests the bay window to the front elevation provides fantastic open aspect views across the valley and the room features luxury vinyl tiled flooring, decorative coving to the ceiling and a decorative plate rail. The kitchen features high quality fitted wall and base units with contrasting shaker style cupboard fronts and with complimentary marble effect granite work surfaces over which incorporates a one and a half bowl ceramic sink and drainer unit with brushed chrome mixer tap. There is a matching granite upstand, high gloss brick effect tiling to the splash areas and under unit LED lighting. The kitchen is well equipped with space for a five-ring range cooker (available under separate negotiation) with integrated cooker hood over, space for an American style fridge and freezer unit and the kitchen benefits from built in appliances which include an integrated dishwasher and built in wine cooler. There are soft closing doors and drawers, and the centre piece of the kitchen is the breakfast island with matching high quality shaker style cupboard and again with the marble effect granite work surfaces over. There are three pendant light points over the breakfast island, USB plug points, a double-glazed stable style timber door with leaded detailing to the side elevation and a cast iron column radiator.





### UTILITY ROOM

The utility room features fitted wall and base units with high gloss cupboard fronts and with complimentary rolled edge work surfaces over. There is tiling to the splash areas, plumbing and provisions for an automatic washing machine, tile effect vinyl flooring and a multipaneled timber and glazed door to the rear elevation providing access to the pathway leading to the side garden. There is a multipaneled timber door providing access to the ground floor shower room and inset spotlighting to the ceiling.





## SHOWER ROOM

*Measurements – 7'0" x 5'2"*

The ground floor shower room features a modern white three-piece suite which comprises a low level w.c. with push button flush, a pedestal wash hand basin with chrome monobloc mixer tap and a fixed frame shower cubicle with thermostatic rainfall shower and with separate handheld attachment. The tile effect vinyl flooring continues through from the utility room and there is high gloss brick effect tiling to the walls, inset spotlighting to the ceiling and an extractor fan. Additionally, the ground floor features two double glazed windows both with obscure glazed inserts and tile surrounds to the rear elevation and a chrome ladder style radiator.



## FIRST FLOOR

### LANDING

Taking the staircase to the first floor you reach the landing which features a double-glazed window to the rear elevation with leaded detailing and which provides an open aspect view far into the distance. There are multipaneled timber doors providing access to three bedrooms and the house bathroom, a decorative plate rail, ceiling light point and a loft hatch providing access to a useful attic space.

## BEDROOM ONE

*Measurements – 13'0" x 12'10"*

Bedroom one is a generous proportioned dual aspect double bedroom which has ample space for free standing furniture. There is a double-glazed window with leaded detailing to the front elevation and a bank of double-glazed windows with leaded detailing to the side. The window to the side elevation offers panoramic open aspect views over rooftops across the valley. There is decorative covings to the ceiling, recessed lighting to the ceiling a radiator and the focal point of the room is the decorative cast iron fireplace.



## BEDROOM TWO

*Measurements – 12'9" x 11'10"*

Bedroom two again is a light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows with leaded detailing to the side elevation taking full advantage of the elevated position of the property with open aspect views across the valley. There is a central ceiling point, a radiator and a decorative cast iron fireplace.



## BEDROOM THREE

*Measurements – 8'0" x 6'6"*

Bedroom three is currently utilised as a home office but can accommodate a single bed or be utilised as a nursery. There is a ceiling light point, a radiator, a decorative plate rail and a bank of double-glazed windows with leaded detailing to the side elevation again offering pleasant views.



## HOUSE BATHROOM

*Measurements – 10'0" x 6'4"*

The house bathroom feature a modern contemporary three-piece suite which comprises free standing double ended bath with floor mounted chrome mixer tap, a broad wash hand basin with chrome monobloc mixer tap set upon a vanity unit which incorporates a low level w.c. with concealed cistern and push button flush. There is solid wood flooring, tiling to the walls, inset spotlighting to the ceiling and a bank of double-glazed windows with obscure glass and leaded detailing to the front elevation with marble tiled sill. Additionally, there is a chrome ladder style radiator and fitted shelving under the vanity unit for further toiletry storage.



## EXTERNAL

### DRIVEWAY

The property is accessed via a pillared tarmacadam driveway which provides off street parking for multiple vehicles. To the side is a gravelled hard standing which can be utilised as further off-street parking.

### FRONT

The front and side garden is laid prominently to lawn with low maintenance flower and shrub beds and attractive retaining stone walls. There is external lighting and external security lighting and part hedge and fenced boundaries.





## EXTERNAL REAR

Externally to the rear the property enjoys a fabulous garden space which is laid predominantly to lawn but also features a generous Indian stone flagged patio ideal for alfresco dining and barbecuing and enjoys pleasant open aspect views across the valley. There are part hedged, fenced and walled boundaries, and an external plug point.



## **GARDEN STORE**

The garden store is a subterranean additional space for use of garden storage. There is an external tap in proximity and could be potential used for off street parking or sheltered parking for a sports car.

## **GARAGE**

*Measurements – 15'0" x 12'10"*

The garage is accessed via an electric remote controlled roller shutter door. There is lighting and power in situ and a pedestrian access door to the side elevation. The garage then has a doorway leading to the workshop.

## **WORKSHOP**

*Measurements – 21'5" x 15'6"*

A fantastic expanse of space featuring dual aspect double glazed windows to the rear and side elevation. Again, there is ample lighting and power in situ and the room has been utilised for entertainment uses such as a billiard room or games room and is currently utilised as a workshop.

---





## **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)

## **COPYRIGHT**

Unauthorised reproduction prohibited.

## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **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

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **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

---



### MAIN CONTACTS

T: 01484 689689

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [holmfirth@simonblyth.co.uk](mailto:holmfirth@simonblyth.co.uk)

### OFFICE OPENING TIMES

#### 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



[WWW.SIMONBLYTH.CO.UK](http://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