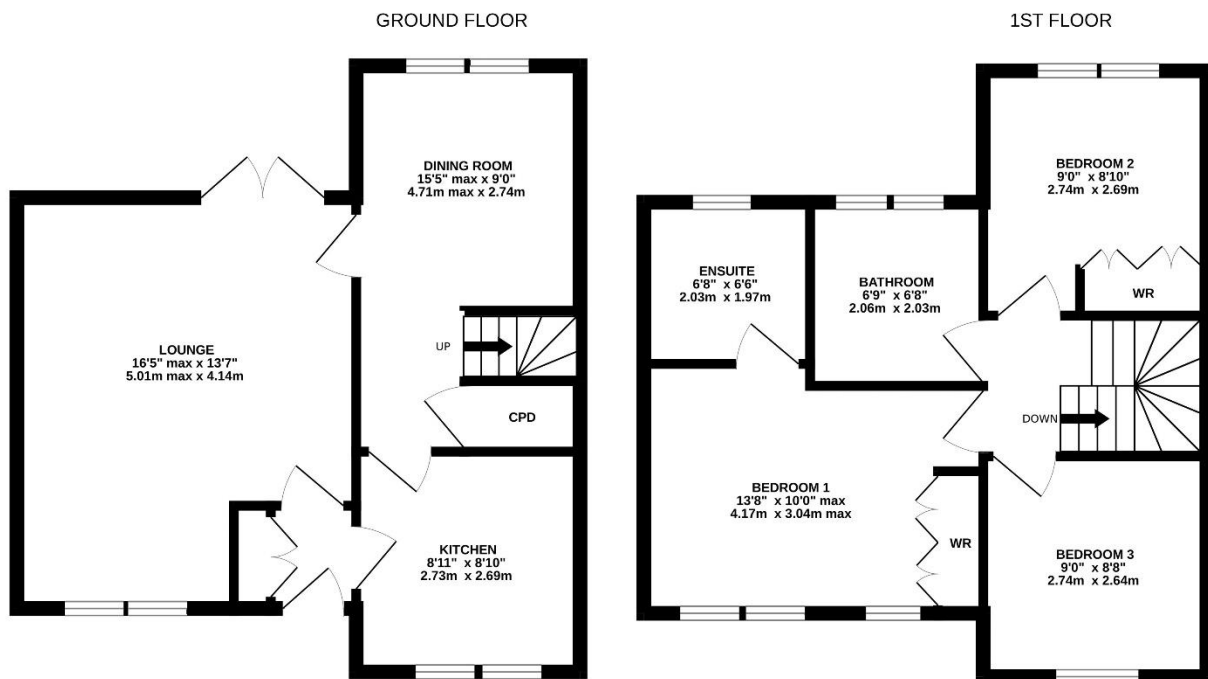


**Simon Blyth**  
ESTATE AGENTS



**BROADFIELD PARK, HOLMFIRTH, HD9 2JQ**



BROADFIELD PARK

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 BEAUTIFULLY POSITIONED THREE-BEDROOM SEMI-DETACHED HOME THAT ENJOYS LONG DISTANCE VIEWS ACROSS THE VALLEY TO THE FRONT AND DELIGHTFUL VIEWS OUT OVER A MATURE GARDEN AND FIELDS TO THE REAR. BEAUTIFULLY PRESENTED THROUGHOUT AND HAVING A GREAT BALANCE OF SPACE, THIS HOME IS PRESENTED TO A PARTICULARLY HIGH STANDARD. It briefly comprises entrance lobby, large lounge with super views to the front and twin glazed doors giving access out to the delightful rear gardens and views to the rear, dining room of a good size, kitchen to a high standard, three bedrooms, bedroom, one being served by an en-suite, delightful house bathroom, parking area for at least three vehicles, pleasant garden areas to the front, delightful garden areas to the rear. In a super village location with wonderful rural walks, restaurants and village school being just a short walk away and great commutability. Holmfirth itself is a 5-minute drive down the road and all is presented to a particularly high standard viewing. Highly recommended.

**Offers Around £340,000**

## GROUND FLOOR

### ENTRANCE

High quality steps with wrought iron railings lead up to the entrance door. This entrance door being of high-quality upper portions being obscured glaze gives access through to the entrance vestibule.

### VESTIBULE

This has inset spotlighting to the ceiling and cloaks cupboard to one side. A doorway leads through to the lounge.

### LOUNGE

*Measurements – 16'5" max x 13'7"*

This is the photograph and floor layout plan suggest is a good-sized room. It has a huge amount of natural light and lovely views both to the front and rear. The views to the front courtesy of twin windows and overlook the mature development and fabulous long distance rural views out over the Pennines. To the rear there are twin glazed doors giving direct access out to the delightful gardens once again views out over neighbouring fields. The room has attractive laminate flooring, central chandelier point, three wall light points and a delightful fireplace with raised marble hearth and back cloth and surround including a mantle and over mirror. The doorway from the lounge and from the kitchen leads through to the dining inner hallway.





## DINING / INNER HALLWAY

Measurements – 15'5" max x 9'0"

This combination of the two creates a very pleasing room. It has a lovely view out of the property's rear gardens, courtesy of twin windows. There is attractive flooring. The room is decorated to a high standard and has a dado rail, coving to the ceiling, chandelier point and inset spotlighting. There is a useful under stairs storage cupboard which is also home for the Valiant combination gas fired central heating boiler. A doorway from the hall and from the dining hallway leads through to the kitchen.



## KITCHEN

*Measurements – 8'11" x 8'10"*

This good-sized kitchen has twin windows giving a super long distance view out to the front. The kitchen has units at both the high and low level, attractive working services, tile splash backs, inset stainless steel sink unit with a mixer tap above, integrated dishwasher, integrated stainless steel and glazed fronted baumatic oven with stainless steel gas four ring hob and extractor fan in pull out canopy over. There is an integrated fridge and freezer. There is also plumbing for an automatic washing machine, inset spotlighting to the ceiling.



## FIRST FLOOR LANDING

A staircase rises to the first-floor landing. This has a loft access point. From the first floor landing a doorway leads to bedroom one.

## BEDROOM ONE

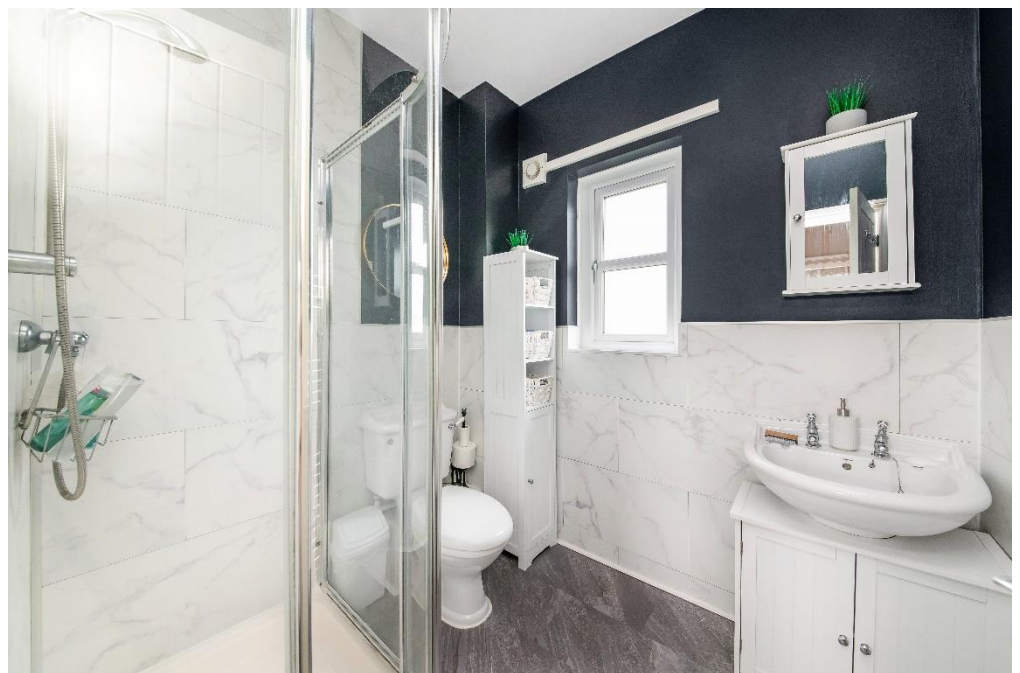
Measurements – 13'8" x 10'0" max

A good-sized double bedroom with attractive flooring, good ceiling height with inbuilt wardrobes as shown on the floor layout plan and three windows in total, giving a good amount of natural light and a spectacular view across the valley.



## BEDROOM ONE EN-SUITE

With attractive flooring and tiling to the half-height and full height around the shower area itself. The shower is of a good size and fitted with chrome fittings, period style low level w.c., wash hand basin and the bathroom is fitted with an extractor fan and chrome central heated radiator / towel rail.



## BEDROOM TWO

Measurements – 9'0" x 8'10"

Positioned to the rear once again with attractive flooring and twin windows, central ceiling light point and a bank of inbuilt wardrobes.



## BEDROOM THREE

Measurements – 9'0" x 8'8"

Yet again a good-sized room with attractive flooring and a lovely view across the Valley.





## HOUSE BATHROOM

Measurements – 6'9" x 6'8"

The house bathroom is of a good size, has a three-piece-suite in white including wash hand basin, low level w.c. and bath. There is attractive tiling to half height, inset lighting, shaver socket, extractor fan, twin windows and chrome combination central heating radiator / heated towel rail.



## ADDITIONAL INFORMATION

It should be noted the property has external lighting at the front, side and rear and there are also external taps both to the front and rear. It should be noted that the property has gas fired, central heating and UPVC double glazing and Carpets, curtains and certain other extras may be available by separate negotiation.

## FRONT EXTERNAL

Outside the property occupies a lovely position within this mature high-quality development. It sits in an elevated location, enjoying views out over the valley to the front and fields to the rear. It has the unusual benefit of three parking spaces. These generously sized parking spaces have a pathway and steps leading up to the front garden area. This with attractive stonework and paved sitting out space is principally to lawn.



## REAR EXTERNAL

To the rear this is where the majority of the property's gardens are to be found. As the photographs demonstrate, twin glazed doors give direct access out to the gardens. The gardens are on two levels with the paved patio at the immediately next to the House, which is also home for a garden shed and attractive steps lead up to a pebble and further paved sitting out area, giving you a lovely view of the house itself and out over the neighbouring fields. As the gardens appear on the photographs, all is presented to a particularly high standard. It has a variety of planting and hard landscaping and has attractive dry-stone walling foundering the field.







## **ADDITIONAL INFORMATION**

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

It should be noted that the property has gas-fired central heating, the boiler being concealed within the dining/living kitchen. The property has external lighting to the front. Carpets, curtains and certain extras may be available by separate negotiation. The property has UPVC double glazing.

## **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



### MAIN CONTACTS

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