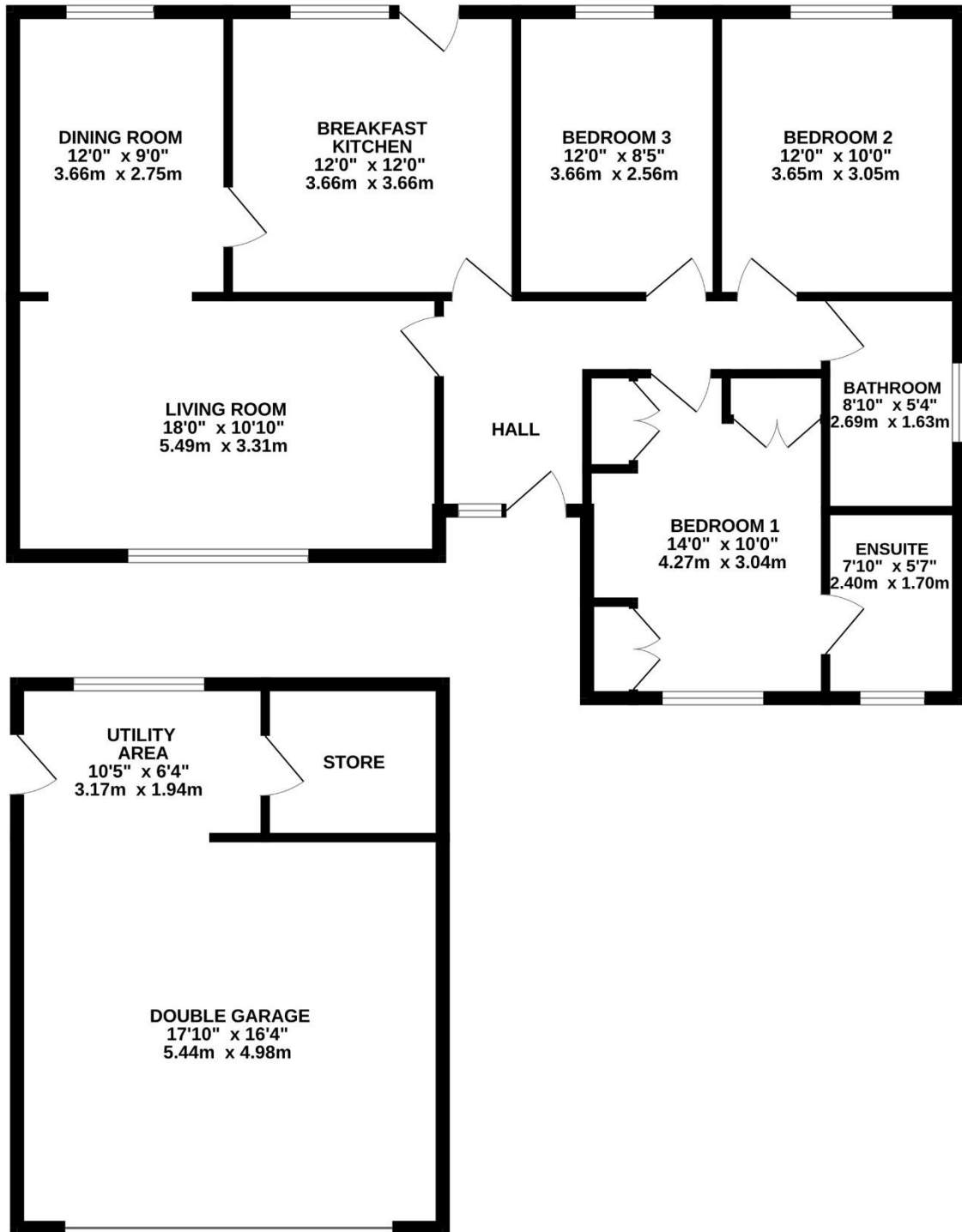


Simon Blyth
ESTATE AGENTS



PARK VIEW, HOLMFIRTH, HD9 3BT



PARK 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

A SUPERBLY PRESENTED DETACHED HOME OFFERING ONE STOREY LIVING ACCESSED VIA STEPS AND OCCUPYING AN ELEVATED POSITION WITH PANORAMIC VIEWS ACROSS THE VALLEY. THE PROPERTY IS SITUATED IN A QUIET CUL-DE-SAC SETTING, SITUATED JUST OFF OF THE AFFLUENT ADDRESS OF BINNS LANE. LOCATED JUST OUTSIDE THE BUSTLING VILLAGE CENTRE OF HOLMFIRTH, AND BOASTS DOUBLE GARAGE WITH WORKSHOP, PLEASANT GARDENS AND ENSUITE FACILITIES TO THE PRINCIPAL BEDROOM.

The property accommodation briefly comprises of entrance hall, lounge, formal dining room, breakfast kitchen, three double bedrooms and the house bathroom with the principal bedroom having ensuite shower room. Externally there is a block paved driveway leading to the double garage with utility area and store, the front garden is laid predominately to lawn. To the rear is a most impressive mature and private garden with lawn area, flagged terrace ideal for alfresco dining and with well stocked flower and shrub beds.

Offers Around £530,000

ENTRANCE HALL

Enter the property through a double-glazed PVC front door with obscure glazed inserts and adjoining window from the front elevation into the entrance hall. The entrance hall enjoys a great deal of natural light and features multi-panel doors providing access to the lounge, dining kitchen, bedroom accommodation and the bathroom. There is decorative coving to the ceiling, two ceiling light points and a radiator. Additionally, there is a loft hatch with drop down aluminium loft ladder providing access to a useful bordered attic space.



LOUNGE

Measurements – 18'0" x 10'10"

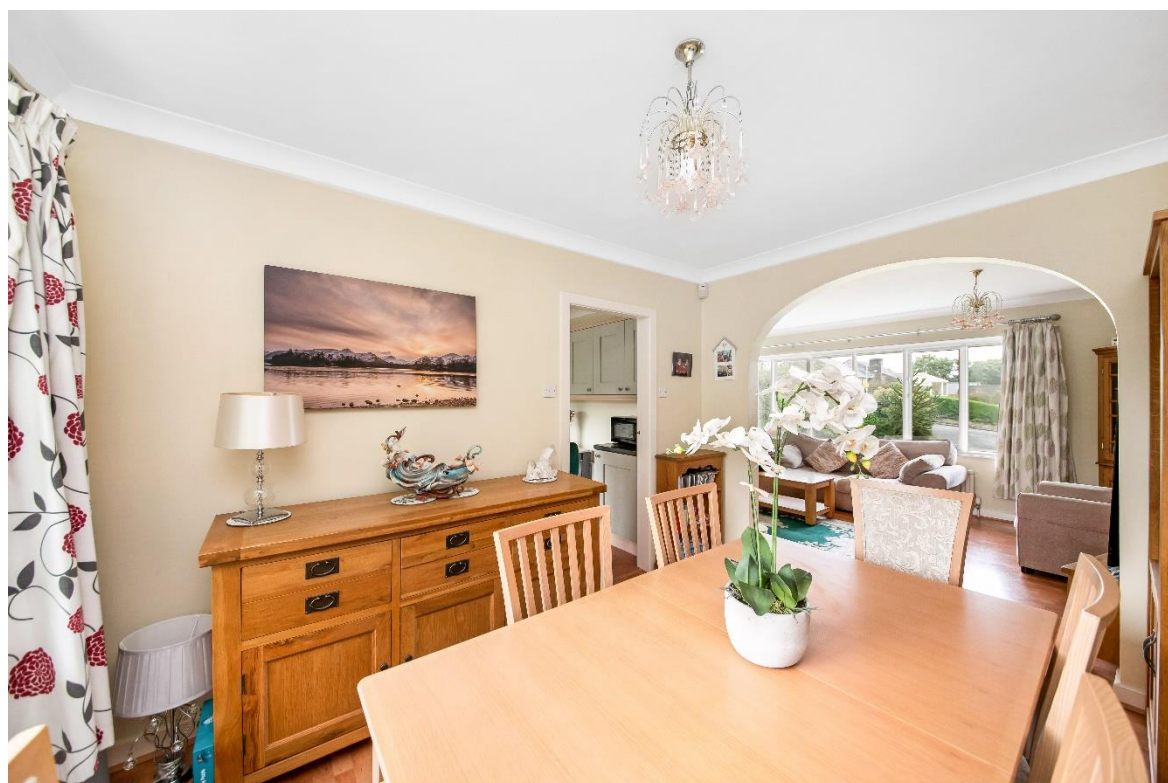
As the photography suggests, the lounge is a generously proportioned, light and airy reception room which features a fabulous bank of double-glazed windows to the front elevation, providing fabulous open aspect views across the property's front gardens and over the valley. There is decorative coving to the ceiling, high quality laminate flooring, two ceiling light points and a radiator. The focal point of the room is the living flame effect gas fireplace with marble inset and hearth and decorative mantle surround and a double arched doorway seamlessly leads into the formal dining room. The attractive laminate flooring continues through the lounge into the formal dining room.



FORMAL DINING ROOM

Measurements – 12'0" x 9'0"

The formal dining room features a bank of double-glazed windows to the rear elevation, providing pleasant views across the property's well stocked and mature gardens. There is decorative coving to the ceiling, a central ceiling light point and a radiator. A multi panel door provides access to the breakfast kitchen room.



BREAKFAST KITCHEN

Measurements – 12'0" x 12'0"

The breakfast kitchen room enjoys a great deal of natural light with a bank of double-glazed windows and double-glazed external door to the rear elevation. There is decorative coving to the ceiling, inset spotlighting, tiled flooring and a radiator. The kitchen features a wide range of high quality fitted wall and base units with shaker style cupboard fronts and with complementary rolled edge work surfaces over which incorporate a one-and-a-half-bowl composite sink and drainer unit with chrome mixer tap. The kitchen is well equipped with high quality built-in appliances which include a four-ring ceramic Teka hob with canopy style cooker hood over, a built-in shoulder level Belling double oven, integral dishwasher and integrated fridge and freezer unit. There is tiling to the splash areas, under unit lighting and the kitchen again shares a pleasant view across the property's well stocked gardens.



BEDROOM ONE

Measurements – 14'0" x 10'0"

Bedroom one is a light and airy double bedroom which benefits from an array of high quality fitted furniture which include floor to ceiling built-in wardrobes which have hanger rails, and shelving with matching drawer units, bedside tables and overhead cabinets. There is a central ceiling light point, decorative coving to the ceiling, a radiator and a double-glazed bank of windows to the front elevation with views across property's gardens. A multi panel door provides access to the en-suite shower room.



BEDROOM ONE EN-SUITE SHOWER ROOM

Measurements – 7'10" x 5'7"

The en-suite shower room features a modern contemporary three-piece-suite which comprises low level w.c. with push button flush, a broad winged wash hand basin with vanity cupboard beneath and chrome mix tap and a fixed frame quadrant style multi jet shower with rainfall, shower head and separate handheld attachment. There is attractive travertine tiling to the walls and flooring, a panelled ceiling with inset spot lighting, an extractor fan and a chrome ladder style radiator. Additionally, there is a bank of double-glazed windows with obscure glazing to the front elevation and a wall mounted LED backlit vanity mirror.



BEDROOM TWO

Measurements – 12'0" x 10'0"

Bedroom two is a double bedroom which has ample space for freestanding furniture. The room enjoys a great deal of natural light with a double-glazed bank of windows to the rear elevation providing pleasant views across the property's raised patio and formal gardens. There is decorative coving to the ceilings, a central ceiling light point and a radiator.



BEDROOM THREE

Measurements – 12'0" x 8'5"

Bedroom three is a generously proportioned single bedroom which can accommodate a double bed with space for free standing furniture. There is decorative coving to the ceilings, a central ceiling light point, a radiator and a bank of double-glazed windows to the rear elevation.



HOUSE BATHROOM

Measurements – 8'10" x 5'4"

The bathroom features a white three-piece suite which comprises of a low-level w.c with push button flush, a broad winged wash hand basin with vanity cupboard beneath, and chrome monobloc mixer tap and a P shaped panel bath with thermostatic shower over and curved shower guard. There is attractive travertine tiling to the walls and flooring, a panelled ceiling with inset spotlighting, a curved chrome ladder style radiator, a wall hung LED backlit vanity mirror and a double-glazed bank of windows with obscure glass to the side elevation



FRONT EXTERNAL

Externally, the property is approached via a beautiful block paved driveway, providing off street parking for multiple vehicles in tandem. The front garden is laid predominantly to lawn, with well stocked and mature flower, tree and shrub beds, and there is privacy bearing Laurel hedging to the boundaries. The driveway leads to a double garage. There are Indian Stone flagged steps which lead to the door canopy with ceiling light point by the front door, external lights and a further Indian stone flag pathway proceeds down the side of the property to the rear garden.



REAR EXTERNAL

Externally to the rear the property benefits from a raised flagged patio, which is an ideal space for both alfresco dining and barbecuing. The rear garden is particularly private, with well stocked flower and shrub borders and from the patio there are steps that lead to the main portion of the garden, which is made predominantly to lawn. There are external lights, a useful additional store under the patio and the rear garden enjoys the afternoon and evening sun.





GARAGE

Measurements – 17'10" x 16'4"

The garage features an electric remote controlled roller shutter door. There is lighting and power in situ and it features plumbing and provisions for an automatic washing machine with part tiled walls. There is a double-glazed bank of windows to the rear elevation and a double-glazed PVC pedestrian access door to the side elevation. A door provides access to a useful workshop come store cupboard and the garage houses the wall mounted combination boiler.

ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – F

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

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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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