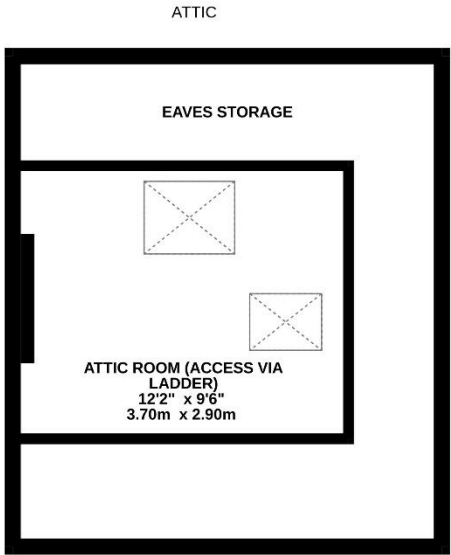
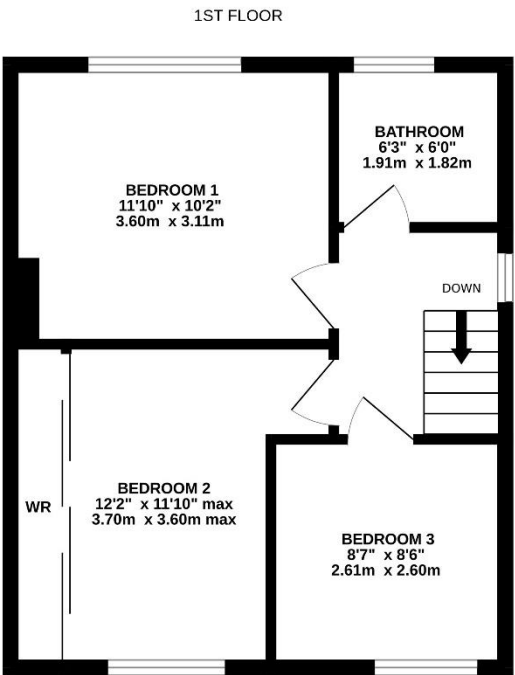
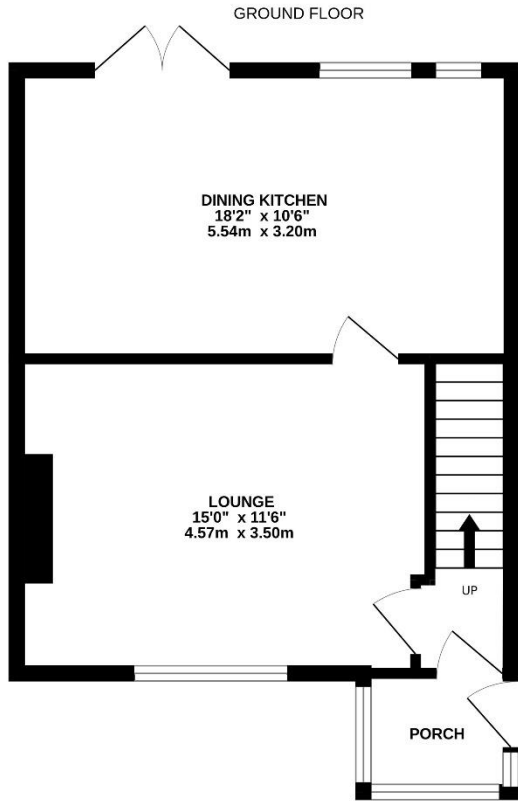


**Simon Blyth**  
ESTATE AGENTS



**OAKES AVENUE, BROCKHOLES, HOLMFIRTH, HD9 7EE**



**OAKES AVENUE**

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

THIS SPACIOUS THREE BEDROOMED FAMILY HOME HAS A DRIVEWAY TO THE FRONT AND AN INCREDIBLE GARDEN TO THE REAR. WITH A SUPERB DINING KITCHEN OVERLOOKING THE GARDENS AND PLEASANT OUTLOOK THIS HOME IS PRESENTED TO A HIGH STANDARD AND WITH THE USUAL MODERN APPOINTMENTS IT BRIEFLY COMPRISES: entrance porch, pleasant lounge, large dining kitchen with cast iron wood burning stove, three bedrooms, house bathroom and fold away ladder to an attic room with two Velux windows, lovely garden to the rear and further garden / allotment land on a rental basis. The property occupies a pleasant position within this much-loved village and is a short walk away from shops, pubs, and other local facilities including the church, train station and school. Competitively priced, this home must be viewed internally to be fully appreciated and understood.

**Offers Around £260,000**

## ENTRANCE PORCH

Polished timber and glazed door gives access through to the entrance porch. This good-sized porch has a pleasant outlook to the front and is of a good size with glazing to three sides. A timber and glazed door leads through to the entrance hall. This entrance hall has coat hooks to one side, ceiling light point, and six panel timber door leads through to the lounge.

## LOUNGE

*Measurements – 15'0" x 11'6"*

This good-sized room enjoys a pleasant view out over the property's front driveway and pleasant views beyond courtesy of a broad window. This window allows a large amount of natural light into the room. There is a delightful period style stone fireplace with a raised hearth and mantle all being home for a living flame fire. The room has a central chandelier point and two wall light points operated by dimmer switches. There is also a picture rail and timber six panel door which leads through to the dining kitchen.



## DINING KITCHEN

*Measurements – 18'2" x 10'6"*

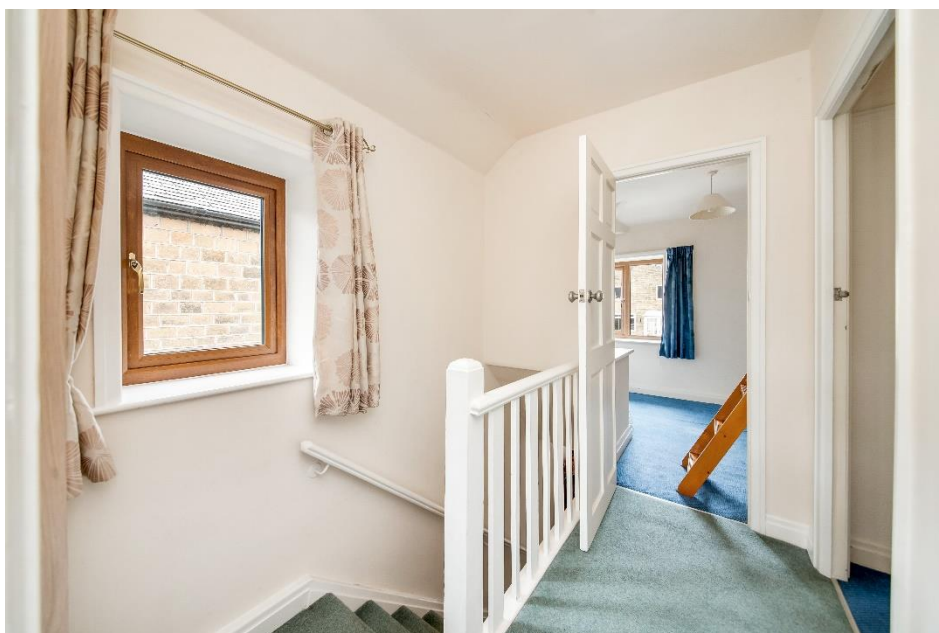
This large room has a super view out of the property's delightful rear gardens and beyond. This is a courtesy of two windows, one of which is of a particularly good size, and twin uPVC glazed doors which give direct access out to the terrace and gardens beyond. The room is very well presented and has a picture rail, delightful corner fireplace with Quarry slate hearth and cast iron, multi fuel burning cast iron stove, timber mantle above. The room has a central heater radiator particularly attractive high-quality flooring, units which have been recently updated, incorporate a broad breakfast bar with seating for three / four. The units are complemented by delightful tiling and the stainless-steel sink unit which has a one and a half bowl mixer tap over, has a lovely view out over the property's rear gardens. There is an inbuilt high specification stainless steel glazed fronted oven, induction hob and stylish stainless steel extractor fan above. There is also an integrated fridge and freezer, integrated dishwasher and plumbing for an automatic washing machine. The kitchen is of a good size and has a chandelier point over the dining area and further lighting points over the breakfast bar. There is a useful under stairs storage cupboard.





### FIRST FLOOR LANDING

From the entrance hall the staircase rises to the first-floor landing with a window to the side and ceiling light point.



## BEDROOM ONE

*Measurements – 11'10" x 10'2"*

Positioned to the rear this good-sized double bedroom enjoys a fabulous view over the property's gardens and some further land beyond. This is a long-distance view over towards the Farnley Tyas hills. The room is decorated with a picture rail once again and has built in furniture.



## BEDROOM TWO

*Measurements – 12'2" x 11'10" max*

Once again a double room with a bank of in-built wardrobes and a pleasant outlook to the front, picture rail and ceiling light point.



### **BEDROOM THREE**

*Measurements – 8'7" x 8'6"*

A good-sized single room with an attractive outlook to the front. From here a staircase (fold away ladder) gives access to the attic room.





## ATTIC ROOM

*Measurements – 12'2" x 9'6"*

This as the photograph suggests is used for a variety of purposes. It has a central heating radiator and has been timber pannelled and fitted with two good sized Velux windows. There is also under eve storage areas.



## HOUSE BATHROOM

*Measurements – 6'3" x 6'0"*

The house bathroom is fitted with a three-piece-suite in white comprising pedestal wash hand basin, low level w.c., panel bath with Mira shower and glazed screen over. There is attractive tiling to the full ceiling height, obscure glazed window and shaver socket.



## FRONT EXTERNAL

The property has a remarkable location. To the front there is a cobbled / brick set driveway accessed by fold away steel gate and there is also a personal gate giving access to the pathway leading down the side of the home. This leads through to the incredible rear garden.



### REAR EXTERNAL

These are exceptionally well tended with a delightful combination of lawns, mature shrubbery beds and a delightful sitting out area.

### RENTED LAND

Beyond the immediate garden there is a further area of land which is also tended by the owners. This has a vegetable garden, further lawns, shrubbery and well-established boundaries. This is also home for a timber garden shed. This secondary portion of land is in fact on a rental basis from Kirklees Council. It is on an annual basis which has been rented by the vendor for many years and a figure of approximately £ 44.47 is payable on a yearly basis.







## **ADDITIONAL INFORMATION**

EPC rating – D  
Property tenure – Freehold  
Local authority – Kirklees  
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.

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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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