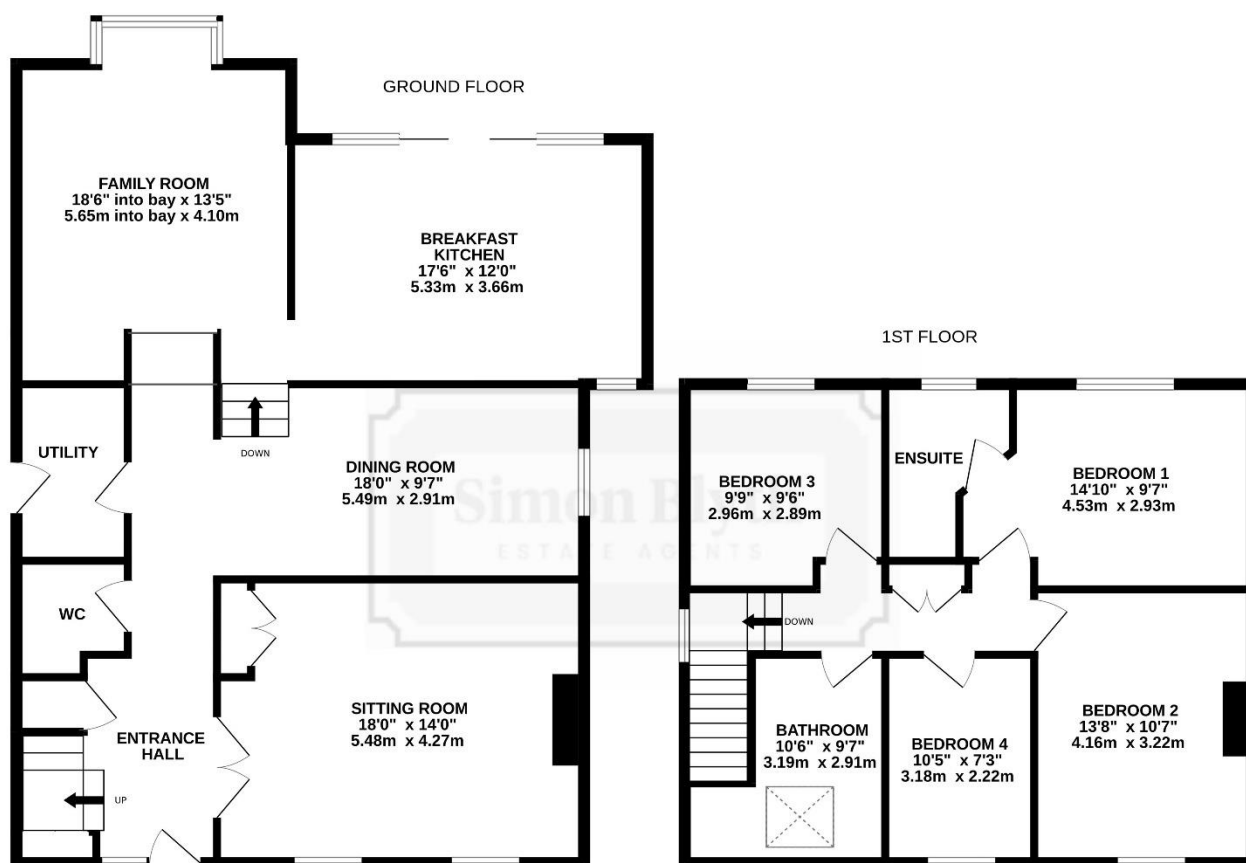




**SOUTH CROFT, UPPER CUMBERWORTH, HUDDERSFIELD**

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BARNSELEY ROAD

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 BEAUTIFUL FOUR BEDROOMED, EXCEPTIONALLY STYLISH, ARCHITECT OWNED FAMILY HOME WITH A WONDERFUL REAR GARDEN AND A STYLISH HIGH-QUALITY THEME THROUGHOUT. WITH MAGNIFICENT KITCHEN, WITH GLAZED DOORS OUT TO THE GARDENS, THIS HOUSE SOUTH CROFT HAS TWO LARGE SITTING ROOMS, DELIGHTFUL DINING ROOM, ALL ON AN OPEN PLAN DESIGN WITH THE UTILITY ROOM AND DOWNSTAIRS WC, ALL OFF A VERY IMPRESSIVE ENTRANCE HALLWAY. THE FOUR BEDROOMS ARE ALL OF A GOOD SIZE WITH BEDROOM ONE SERVED BY AN EN SUITE, A LUXURY HOUSE BATHROOM, BRICK SET DRIVEWAY WHICH PROVIDES PARKING FOR THREE/FOUR VEHICLES AND THE GARDENS INCLUDE A LARGE LAWN, DELIGHTFUL VEGETABLE GARDEN WITH GREENHOUSE, POTTING SHED, RAISED BEDS AND AMPLE SPACE FOR THE HOME OFFICE WITH INSPIRATIONAL VIEWS OUT OVER THE NEIGHBOURING LAND. VIEWING IS HIGHLY RECOMMENDED.

**Offers Around £820,000**

## GROUND FLOOR

### ENTRANCE HALL

Portico with inset spotlighting gives shelter to the stylish broad entrance door with glazed screen to the side. This leads through to the entrance hallway which sets the scene in terms of style and size and quality of fitment. The initial part of the hallway has a mattwell, panelling and store cupboards and the spindle balustrade staircase. The oak flooring to a parquet style continues through to the inner hallway area.



### DOWNSTAIRS W.C.

This is beautifully appointed, has ceramic tiled flooring, ceramics tiling to the half-height, automatic extractor fan, inset spotlighting to the ceiling and concealed cistern WC and with wall mounted wash hand basin.





## SITTING ROOM

*Measurements – 18'0" x 14'0"*

Twin stylish doors with inset glazing gives access through to the sitting room. Positioned to the front of the home and with two large windows, one of which is a stylish modern bay is afforded with a good amount of natural light, has a high ceiling height and a centrally located chimney breast with library style book shelving and store cupboards beneath with display prints above. The chimney breast is home for a beautiful fireplace in polished stone, which with the raised hearth, is home for a multi-fuel burning cast iron stove with glazed door. There is a large storage cupboard to one corner of the room and a stylish vertical central heating radiator.



## INNER HALLWAY

This has a wood burning stove set upon a raised stone plinth and has a view beyond via the family room out over the rear gardens, courtesy of a broad bay window. The inner hallway also is open through to the dining room and to the kitchen beyond.



## DINING ROOM

*Measurements – 18'0 x 9'7"*

This room is of a particularly good size. The dining room has delightful features to the ceiling, integrated spotlighting, window giving a pleasant outlook to the side, attractive flooring and feature decorative wall. There is a broad opening giving a lovely view out over the gardens courtesy of view via the beautiful breakfast kitchen. Steps lead down to the family room/second sitting room.





## **FAMILY ROOM / SECOND SITTING ROOM**

*Measurements – 18'6 x 13'5"*

Once again, a most elegant room with a high angled ceiling line with inset spotlighting and delightful panelling. The wood burning stove from the hallway features within this space also and has a terrific view down towards the front entrance door. There is a stone display plinth and library style book shelving, broad bay window gives a stunning view out in a southerly direction out over the property's rear gardens.



## BREAKFAST KITCHEN

*Measurements – 17'6 x 12'0"*

The beautiful breakfast kitchen enjoys a tremendous outlook out over the property's rear gardens and has stylish glazed doors giving direct access out to the large patio area with lawned gardens beyond. The room has fabulous Amtico flooring, has a very high ceiling height with feature five glazed lantern style to the angled ceiling line and there is inset spotlighting. The units, as the photograph suggests, are particularly well appointed. The kitchen was designed and fitted by KC Designs, a local high quality kitchen supplier. The stylish fitting incorporates a beautiful island unit with multi seated breakfast bar. This island unit also incorporates cupboards, drawers and warming drawer. There is a pantry style cupboard and also integrated double doored fridge with pull out drawer for the freezer and rubbish. There are high quality twin ovens with induction hob over and a beautiful extractor fan canopy above with timber mantle on display. There is also twin Villeroy and Bosch sinks with mixer tap over, trash draw to one side and dishwasher to the other.





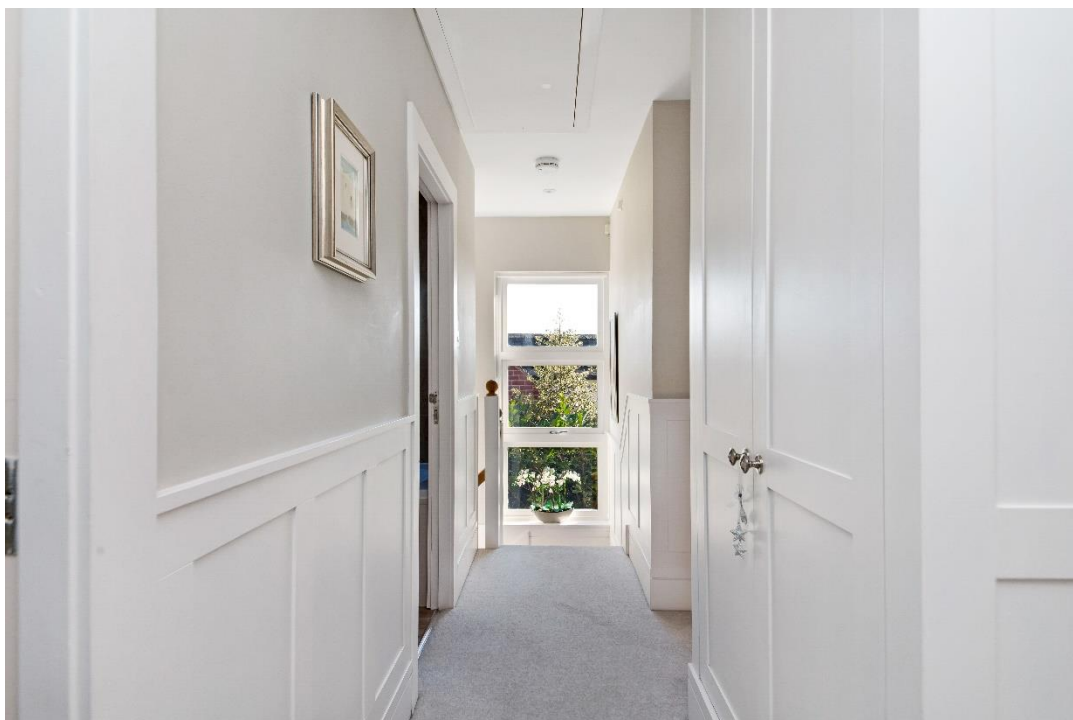
## UTILITY ROOM

From the entrance hall, a door leads through to the utility room. This features ceramic tile flooring, good ceiling height, plumbing for automatic washing machine, space for dryer, large amount of cupboards, Belfast style sink of Shaws manufacture with stylish mixer tap above and cupboards beneath and a stylish new PVC and obscure glazed, side entrance door.



## STAIRCASE

Staircase turns and rises with spindle balustrading and has a three-quarter landing with fabulous, stylish window giving a lovely view out towards Denby common. The first-floor landing has inset spotlighting, a large amount of inbuilt cupboards and loft access point (details of which have to follow).



## BEDROOM ONE

Measurements – 14'10" x 9'7"

A delightful double room with a fabulous view out over the property's rear gardens and rural scene beyond. With two bedside light points and central ceiling light point. Doorway leads through to the en-suite.



## EN SUITE

Superbly appointed, having attractive flooring, ladder style central heating radiator/heated towel rail, a shower cubicle, concealed cistern WC, vanity unit with wash hand basin and mirrored cabinet above. There is inset spotlighting to the ceiling and good sized obscure glazed window.





## BEDROOM TWO

*Measurements – 13'8" x 10'7"*

Having an outlook to the front, this delightful double room is tastefully presented and has a period style fireplace.



## BEDROOM THREE

*Measurements – 10'5" x 9'7"*

Once again, a good-sized room with a lovely view out over the property's rear gardens. There is a central ceiling light point.



## BEDROOM FOUR

*Measurements – 9'9" x 9'6"*

A lovely room once again with a further loft access point, window giving a pleasant outlook to the front, high level storage cupboards, display shelving and stylish central heating radiator



## HOUSE BATHROOM

*Measurements – 10'6" X 9'7"*

Superbly appointed with a four-piece suite that comprises of large shower cubicle with fabulous chrome fittings, double ended stylish bath with mixer tap and microphone style shower, wash hand basin with mixer tap above and mirrored backdrop and concealed cistern W.C. There is a ladder style central heating radiator/heated towel rail, centrally radius of heated towel rail and ceramic tiling to the full ceiling height.





### LOFT SPACE

As previously mentioned, the property has two loft access points, one in the original house and one in the extensions, both of which provide a good amount of storage space.

### FRONT EXTERNAL

South Croft is positioned in a delightful plot, set back from the road with a beautiful brick set driveway providing parking for three/four cars. There are stylish twin timber gates and brick set forecourt and driveway with an attractive planting scheme and hedging to the roadside.





## REAR EXTERNAL

South Croft occupies a lovely position and overlooks exceptional landscaped gardens that face in a southerly direction. With attractive pathways to either side of the home, the enclosed rear gardens have been designed with full consideration of style and outdoor enjoyment. There is a huge brick set patio/sitting out space which is immediately access from the glazed doors from the breakfast kitchen. There's also a further sitting out space to one side. A pathway leads down the garden, passing the large, shaped lawn with beautiful, well stocked shrubbed and flowering borders. There is once again an excellent sitting out area and dry stone walling with timber gates gives access through to the vegetable garden. This is served not only by raised beds but a beautiful and tall greenhouse and there is complimentary sitting out space to the rear. There is also a compost area and superb potting shed, which would make a fabulous home office. It has an inspirational view over the neighbouring fields. The garden shed to the front is once again of a good size and provides useful storage space. This has the potential to be a summer house, or indeed, adjoining the home office space if so required. The garden is particularly beautiful and remarkably private.













## **ADDITIONAL INFORMATION**

EPC rating – C

Property tenure –Freehold

Local authority – Kirklees

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)

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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

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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.

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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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