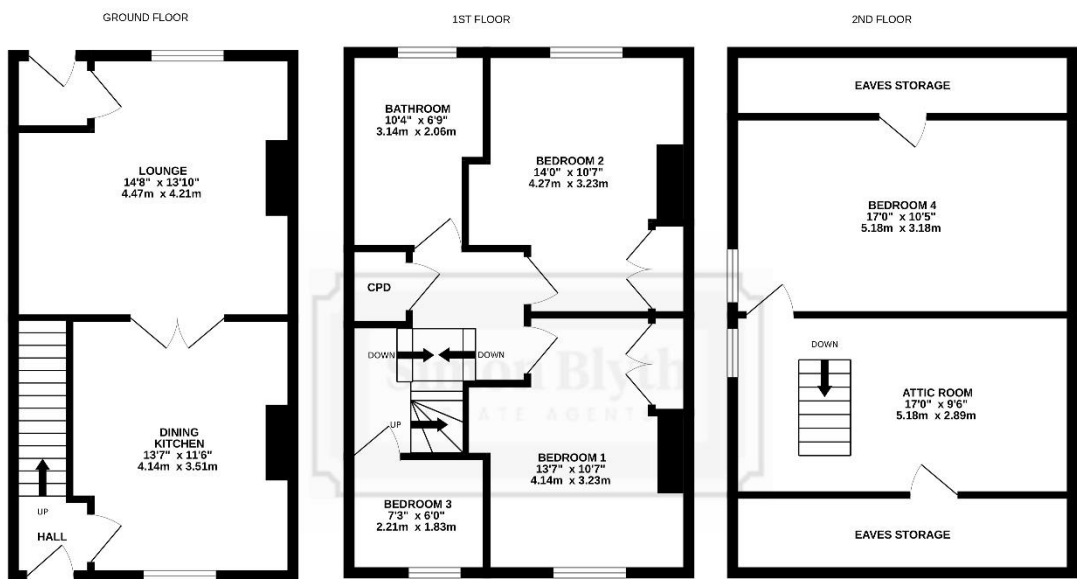


**Simon Blyth**  
ESTATE AGENTS



**BLACKMOORFOOT ROAD, HUDDERSFIELD, HD4 5RL**



BLACKMOORFOOT 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 DECEPTIVELY SPACIOUS, STONE CONSTRUCTION, TERRACE HOME. OFFERING ACCOMMODATION ACROSS THREE FLOORS, THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN. SITUATED IN THE POPULAR RESIDENTIAL AREA OF CROSLAND MOOR, CLOSE TO AMENITIES, IDEALLY POSITIONED FOR COMMUTER LINKS AND MAINS BUS ROUTES.

The property accommodation briefly comprises of entrance, open-plan dining kitchen, lounge and rear porch to the ground floor. To the first floor there are three bedrooms and the house bathroom, and to the second floor there is a versatile attic room and a bedroom four. Externally to the front and rear there are low maintenance gardens.

**Offers Around £150,000**

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## ENTRANCE

Enter the property through a double-glazed, PVC front door with obscure glazed inserts into the entrance. A door leads into the breakfast kitchen room and a staircase with wooden handrail proceeds to the first floor. There is a ceiling light point and arched corbel over the staircase.

## DINING KITCHEN

*Measurements – 13'7" x 11'6"*

The breakfast kitchen enjoys a great deal of natural light, which cascades through the double-glazed bank of windows to the front elevation. There are fitted wall and base units with complementary, rolled-edge work surfaces over which incorporate a single bowl, stainless steel sink and drainer unit with chrome mixer tap. There is a tiling to the splash areas, plumbing and provisions for an automatic washing machine and space for a further undercounter applicant such as a fridge unit and there are provisions and space for an electric cooker. There are double doors proceeding to the lounge and a ceiling, fluorescent tube light point.





## LOUNGE

*Measurements – 14'8" x 13'10"*

The lounge is a light and airy reception room which features a double-glazed window to the rear elevation, three wall-light points and two radiators. There is a door proceeding to the rear entrance and a decorative, stone fireplace.



## REAR ENTRANCE

The rear entrance features a ceiling light point and a double-glazed, external PVC door with obscure glazed inserts to the rear elevation.

## FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach a split-level landing which has two ceiling light points, a radiator and doors providing access to three bedrooms, the house bathroom and enclosing the historical, hot water cylinder cupboard. There is a staircase, rising to the second floor.

## BEDROOM ONE

*Measurements – 13'7" x 10'7"*

Bedroom one is a light and airy double bedroom which has ample space for free-standing furniture. There is a bank of double-glazed windows to the front elevation, a ceiling light point, radiator and a fitted wardrobe with hanging rail and cupboards above.





## BEDROOM TWO

*Measurements – 14'0" x 10'7"*

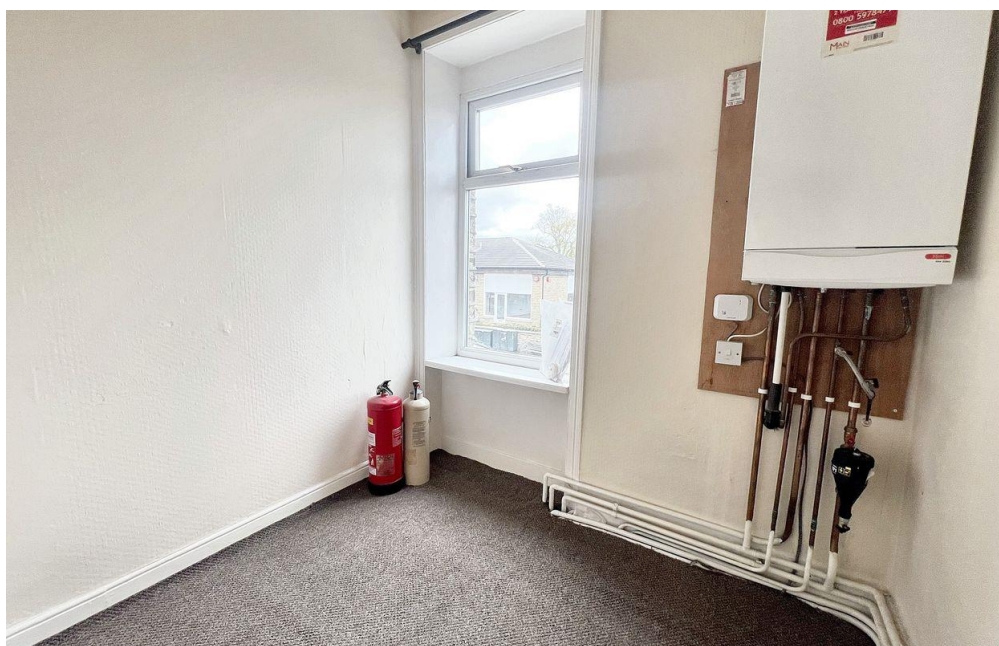
Bedroom two can accommodate a double bed with ample space for free-standing furniture. There is a ceiling light point, radiator and a fitted wardrobe with hanging rails, shelving and cupboards above.



## BEDROOM THREE

*Measurements – 7'3" x 6'0"*

Bedroom three could be utilised as a home office or nursery. It features a double-glazed window to the front elevation, a ceiling light point and houses the property's wall-mounted, combination boiler.



## HOUSE BATHROOM

*Measurements – 10'4" x 6'9"*

The house bathroom features a white, three-piece suite, comprising panelled bath with electric shower over, low-level w.c. with push button flush and a pedestal wash handbasin. There is tiling to the splash areas, a ceiling light point, radiator and a double-glazed window with obscure glass to the rear elevation.



## SECOND FLOOR LANDING

Taking the staircase from the first-floor landing, you reach the second floor, which offers two, spacious rooms. The first room with exposed, timber beams to the ceiling, a ceiling light point, radiator and a double-glazed window to the rear elevation which has fantastic, open-aspect views over rooftops. There is a useful, under-eaves storage cupboard and a door proceeds to bedroom four.

## BEDROOM FOUR

*Measurements – 17'0" x 10'5"*

Bedroom four is a double bedroom which has ample space for free-standing furniture. There are exposed, timber beams to the ceiling, a radiator, wall-light points, double-glazed windows to the rear elevation, again, taking advantage of fantastic, panoramic views over rooftops and there is an under-eaves storage area.





### EXTERNAL REAR

Externally to the rear, the property features a low-maintenance, enclosed garden which is an ideal space for al fresco dining. There is a gate which proceeds to a communal ginnel between the neighbouring houses and there are part-fenced and part-walled boundaries.



### EXTERNAL FRONT

Externally to the front, the property features a low-maintenance front yard with steps leading to the front door. There is a flagged, patio area, ideal for sitting out.

## **ADDITIONAL INFORMATION**

EPC rating – D

Property tenure – Leasehold

Local authority – Kirklees Council

Council tax band – A

## **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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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

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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

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