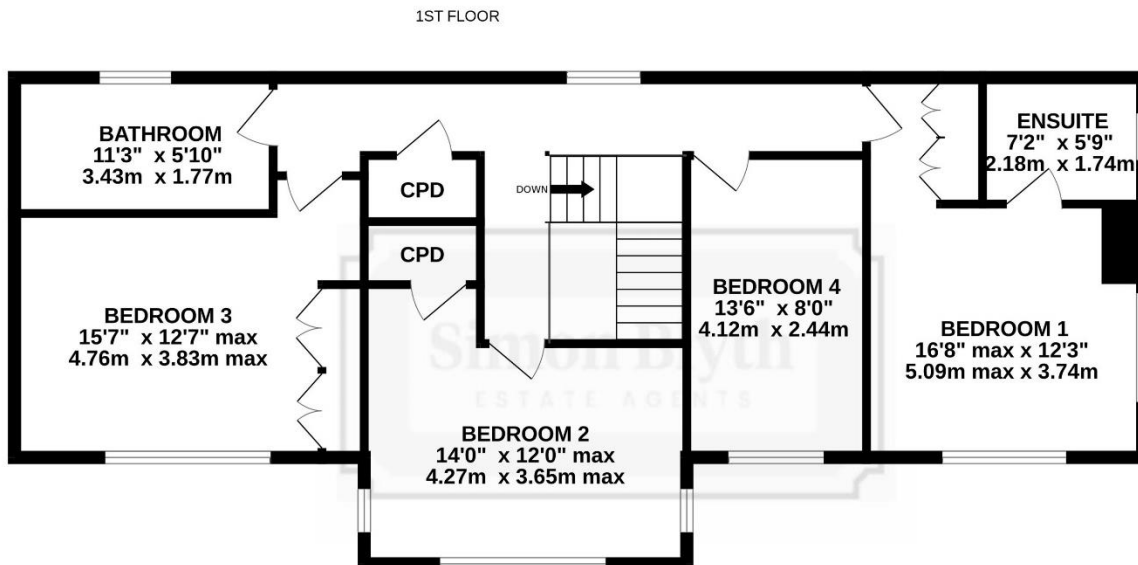
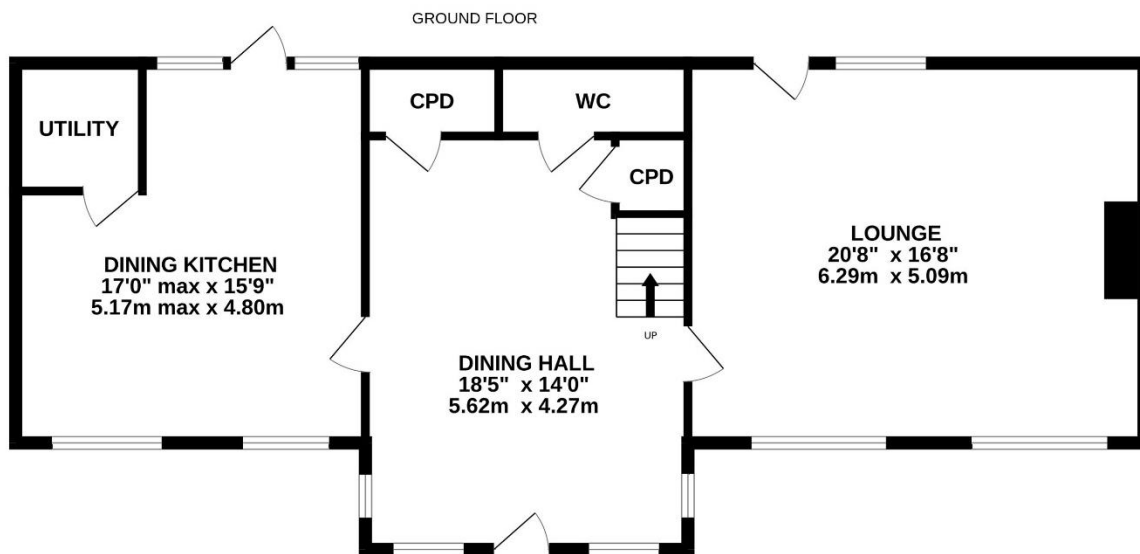


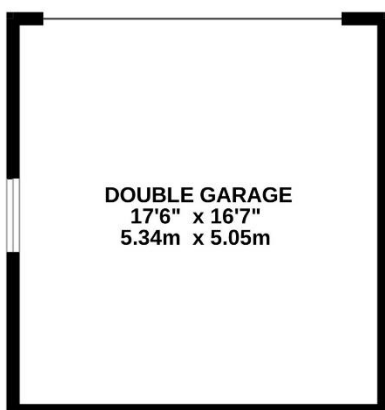
Simon Blyth
ESTATE AGENTS



THE OLD BRICK WORKS, TOP O' TH' BANK, THURSTONLAND, HD4 6UY



GARAGE



THE OLD BRICKWORKS

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 LOCATED, LARGE, FOUR BEDROOMED, FAMILY HOME WITH GOOD SIZED GARDENS, DOUBLE GARAGE AND AN ACCOMMODATION THAT IS SURE TO SURPRISE AND PLEASE. IN A POSITION JUST A SHORT WALK AWAY FROM THE VILLAGE CENTRE, THERE IS A SMALL CLUSTER OF SIMILAR, HIGH-QUALITY HOMES. THIS FAMILY HOME HAS DELIGHTFUL GARDENS, A GOOD-SIZED DRIVEWAY, DETACHED DOUBLE GARAGE AND A PARTICULARLY PLEASING AND STYLISH ACCOMMODATION.

The accommodation includes a large dining/entrance hallway, downstairs WC, spacious sitting room with beautiful fireplace and twin arched windows with glazed door to super, enclosed, rear gardens, dining/living kitchen, utility room, four bedrooms, two of which are double, one with en suite, house bathroom, superb access to wonderful, countryside walks and just a short distance away from the village with its many amenities including pub, church, cricket ground and last, but by no means least, delightful village school.

Offers Around £665,000

DINING HALLWAY

Measurements – 18'5" x 14

A beautiful, period-style timber door with inset glazing gives access through to the incredibly dining hallway, this with beautiful timber flooring, has inset spot lighting to the ceiling and features the fabulous spindle balustraded staircase. The room, as the photograph suggests is of a particularly good size and has four windows, giving a good amount of natural light and views out to the front. There is a useful, understairs cupboard, further cloaks cupboard and a doorway gives access to the downstairs WC.



DOWNSTAIRS W.C

This is a continuation of the timber flooring with low level WC, vanity unit with storage cupboard beneath and wash handbasin. There is inset spot lighting and an extractor fan.

SITTING ROOM

Measurements – 20'8" x 16'8"

As the photograph and floor layout plan indicate, this is a particularly large room. It has two fabulous, arched windows providing a huge amount of natural light and delightful outlook over the property's gardens and beyond. There is inset spot lighting to the ceiling, a glazed door out to the enclosed, rear gardens, a further pair of windows giving a pleasant outlook over the rear gardens, high ceiling height and fabulous, broad fireplace with raised, stone-flagged hearth, antique brick backcloth and multi-fuel burning cast iron stove with glazed door. The fireplace also has integrated spot lighting.



DINING/LIVING KITCHEN

Measurements – 17 max x 15'9"

Across the impressive hallway, a doorway leads through to the dining/living kitchen, with a broad bank of glazing with centrally located glazed doors giving access out over the enclosed rear gardens and six windows in total, giving a lovely view out over the property's gardens and beyond. This room has, once again, a particularly high ceiling height, fabulously polished timber floor and a range of units at both the high and low level with attractive working surfaces and splashbacks. There is a Belfast-style sink with mixer tap above, range oven in stainless steel with glazed frontage of Smeg manufacture. This range-style oven has a five-ring gas hob and a broad extractor fan above. There is an integrated fridge and freezer. There is also an integrated dishwasher and island/breakfast bar unit to the centre. The living area/dining area has, once again, the glazed door out to the delightfully enclosed rear gardens.





UTILITY ROOM

Positioned to one corner of the room, the utility room has working surfaces, cupboards at both the high and low level, space for an automatic washing and space for a dryer, inset spot lighting and extractor fan.

STAIRCASE

The staircase, as previously mentioned, rises from the entrance hallway. This has beautiful spindle balustrading up to the partially galleried first floor landing.

FIRST FLOOR LANDING

This, with large Velux-style window to the high roofline and window giving a pleasant outlook to the rear of the property. The first-floor landing has inset spot lighting to the ceiling and a good-sized storage cupboard which is also home to the property's gas-fired central heating boiler.

BEDROOM ONE

Measurements – 16'8" max x 12'3"

A lovely double bedroom with an astonishing view to two sides out over the property's garden areas to the front and long-distance views towards Thurstonland church spire and down towards Honley Moor, courtesy of two further windows. The room benefits from built-in wardrobes, inset spot lighting to the ceiling, provision for a wall-mounted TV and a doorway leads to the en suite.



ENSUITE

Measurements – 7'2" x 5'9"

This en suite is fitted with polished timber boarded flooring, inset spot lighting to the ceiling, extractor fan, low level WC, vanity unit with stylish wash handbasin and mixer tap above, shower cubicle with chrome fittings, combination centrally heated radiator with heated towel rail in chrome and twin windows.



BEDROOM TWO

Measurements – 14 x 12 max

Yet again, a good-sized bedroom with five windows in total, giving pleasant views and a good amount of natural light, inset spot lighting to the ceiling and walk-in wardrobe with two downlights.



BEDROOM THREE

Measurements – 15'7 x 12'7 max

Once again, a lovely double bedroom with a bank of four windows giving a pleasant outlook to the front, inset spot lighting to the ceiling, a bank of in-built robes with further storage cupboards above.



BEDROOM FOUR

Measurements – 13'6 x 8

A delightful room, once again and a pleasant outlook to the front via a bank of mullioned windows. There is inset spot lighting to the ceiling and a loft access point with fold-away ladder giving a good amount of storage space. Please note there is a further loft area at the other end of the home.



HOUSE BATHROOM

Measurements – 11'3 x 5'10

The property's bathroom is fitted with a four-piece suite that comprises of high specification shower, double-ended ball and claw foot style bath with Victorian style hand-held mixer tap and shower unit over, low level WC, vanity unit with a Certini circular wash handbasin with mixer tap above, stylish tiling, polished timber boarded floor and twin, obscure glazed windows. There is inset spot lighting to the ceiling and an extractor fan.



OUTSIDE

The property occupies a remarkable location in a small group of properties, just a short walk away from the village through impressive gates, a select number of properties can be found off a shared driveway. This driveway, which is of a high-quality tarmacadam surface, gives access to the property's individual, private driveway which provides parking for three/four vehicles and gives access to the detached, double garage.

DETACHED DOUBLE GARAGE

Measurements – 13'6 x 8

Beautifully built, this detached, double garage has an automatically operated up-and-over door, windows to the side and is fitted with power and light.



OUTSIDE

The property has three garden areas, adjacent to the driveway and garage is a beautiful garden and sitting out space, principally to lawn with well-established boundaries. This good sized, lawned garden is currently used by the vendor's children for football and playing out space. Immediately to the front of the home, enclosed by hedging and attractive walling, there are, once again, lawns with well stocked, shrubbed borders.



REAR

To the rear, a delightful, enclosed garden with superb cobbles and flagstones and well-established, stylish fencing provides a stunning sitting out space. It also has a pedestrian gate to the side providing easy access. This garden area is particularly beautiful and is best described by the photographs attached within this brochure.



ADDITIONAL INFORMATION

It should be noted that the property has gas-fired, central heating, double glazing and an alarm system. Carpets, curtains and other fixtures and fittings may be available under separate negotiation. Please note a pedestrian right of way exists over part of the rear garden to provide maintenance access for a neighbouring property.

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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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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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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Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 16:00



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