

Simon Blyth
ESTATE AGENTS



THE MALTINGS, GYNN LANE, HONLEY, HD9 6LF





PROPERTY DESCRIPTION

NESTLED IN A QUIET HAMLET OF PROPERTIES SET BACK OFF OF GYNN LANE, THE MALTINGS IS A HISTORICAL MILL CONVERSION OFFERING PARTICULARLY SPACIOUS AND VERSATILE ACCOMMODATION ACROSS MULTIPLE FLOORS. WITH SUPERB OPEN ASPECT VIEWS ACROSS THE VALLEY TO THE FRONT, WITH PLEASANT LOW MAINTENANCE GARDENS TO THE REAR. THE PROPERTY IS FINISHED TO A SUPERB STANDARD INTERNALLY WITH MODERN CONTEMPORARY FIXTURES AND FITTINGS, COMPLIMENTED BY PERIOD CHARM AND CHARACTER FEATURES. VIEWINGS ARE A MUST TO TRULY APPRECIATE THE QUALITY AND SPACE ON OFFER.

The property accommodation briefly comprises of entrance hall, downstairs w.c., utility room, cinema room/gym and a superbly appointed integral tandem garage to the ground floor. To the first floor there is a spacious lounge with balcony to the front, to the rear is an open-plan dining-kitchen and family room with doors leading to the rear garden. To the second floor is bedroom two and the house bathroom. To the third floor there are three further double bedrooms with the principal bedroom having walk-in wardrobe and ensuite shower room. Externally to the front is a block paved double width driveway leading to the integral tandem garage, to the rear is an enclosed, low maintenance garden with various patio areas and artificial lawn, the gardens then extend into the picturesque woodland.

Offers Around £680,000

ENTRANCE HALLWAY

Enter the property through a multi-panel, solid, timber and glazed front door into the entrance hall. The entrance hall has inset spotlighting to the ceiling, fabulous, Yorkshire stone, flagged flooring, cottage-style doors with Suffolk latches provide access to the downstairs w.c., utility and integral garage and a staircase rises to the first floor with wooden handrail and chamfered spindle balustrade. There is a useful, understairs storage cupboard, a telephone point and radiator. The beautiful stone-flagged flooring continues through from the entrance hall into the downstairs w.c.

DOWNSTAIRS W.C.

This features a modern, contemporary two-piece suite comprising wash handbasin with chrome monobloc mixer tap and vanity cupboard beneath, which in turn, incorporates a low-level w.c. with concealed cistern with push-button flush. There is a quartz top with matching quartz upstand, a radiator, inset spot lighting to the ceilings, extractor fan and a double glazed, hardwood window with obscure glass to the front elevation.

UTILITY ROOM

Measurements – 10'9" x 7'8"

The utility room features a central ceiling light point, tiled flooring and a radiator and has an array of fitted wall and base units with Shaker-style cupboard fronts with complementary rolled edge work surfaces over which incorporate a single bowl, stainless steel sink and drainer unit fitted with a chrome mixer tap. There is high-gloss, brick-effect tiling to the splash areas, plumbing and provisions for an automatic washing machine and space for further, free-standing appliances. There is a cottage-style door with Suffolk thumb latch leading to the cinema room.



CINEMA ROOM

Measurements – 15'10" x 10'9"

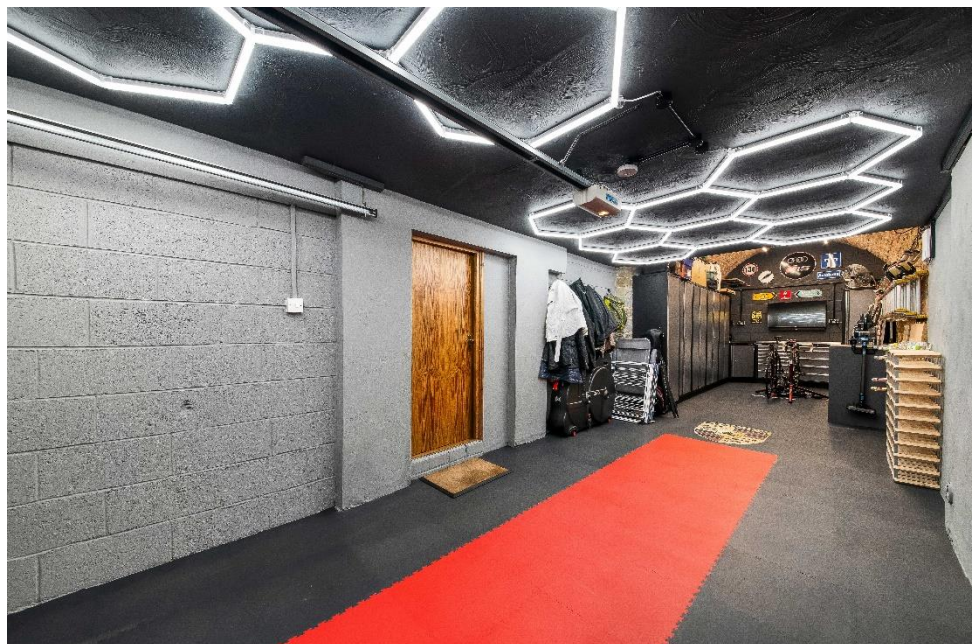
As the photography suggests, the cinema room features a great deal of period charm and character with fabulous, vaulted, exposed brickwork ceilings with stone archways. There is a central ceiling light point, two radiators and the room is multi-purpose and could be utilized for a variety of uses, such as a family room, music room or gym.

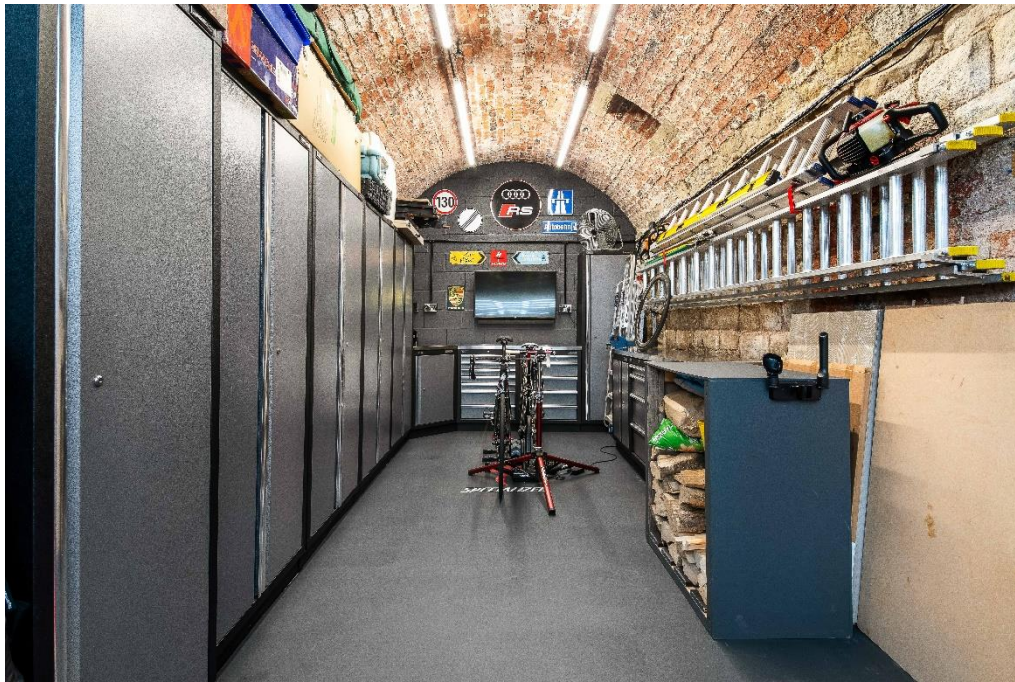


INTEGRAL GARAGE

Measurements – 37'0" x 9'7"

The integral garage features an electric, remote control, up-and-over door. There is lighting and power in situ, high quality flooring, a beautiful, vaulted, exposed brick ceiling with partly exposed brick walls and the tandem garage can either be used as off-street parking for two vehicles or perhaps as a workshop and garage where there are ample plug points and light point in situ.





FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first-floor landing which has exposed, timber beams and batons to the ceilings, a radiator, various inset spotlights to the ceilings and a double-glazed, hardwood window to the front elevation. This is a split-level landing with a staircase rising to the first-floor accommodation and a separate staircase leading to the mid-floor accommodation with a cottage-style door with Suffolk thumb latch providing access to a fabulous lounge.



LOUNGE

Measurements – 18'7" x 14'0"

As the photography suggests, the lounge is a generously proportioned, light and airy reception room which has beautiful, exposed timber beams and batons to the ceilings, with a double-glazed, hardwood door with adjoining bank of floor-to-ceiling windows to the front elevation providing direct access to the balcony and providing the room with a great deal of natural light. There are two radiators, and the focal point of the room is the fireplace with an attractive brick backcloth, a stove-effect, living flame gas fire, set upon a raised, stone hearth.



BALCONY

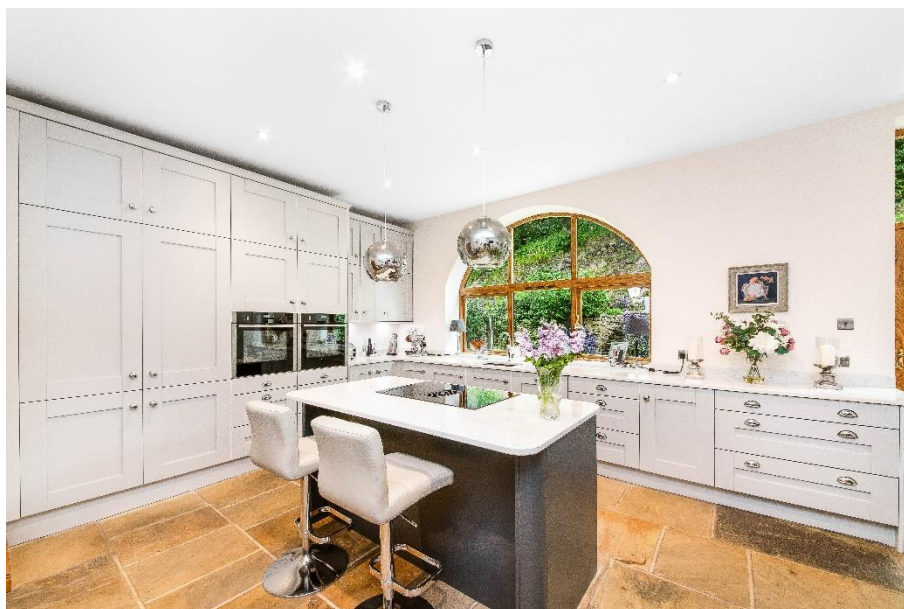
The sheltered balcony area enjoys a fabulous, open outlook across the valley, far into the distance with an immediate, mature, treelined backdrop. There is a wood-cladded ceiling with inset spot lighting, Indian stone flagged flooring, a wooden handrail with chamfered, spindle balustrade and the balcony is a great space for enjoying the morning and afternoon sun.



OPEN PLAN DINING KITCHEN

Measurements – 20'6" x 16'4"

The open plan dining kitchen room enjoys a great deal of natural light, which cascades through the fabulous, arched, hardwood, glazed window to the rear elevation. There is an external, multi-panel timber and glazed door providing access to the rear garden, beautiful Yorkshire stone flagged flooring, inset spotlighting to the ceiling and two pendant light points over the breakfast island. The kitchen features a wide range of high-quality fitted wall and base units with Shaker style cupboard fronts and with complementary quartz working surfaces over, which incorporate a composite, inset sink unit with bevelled drainer and boiling hot water Quooker tap over. The kitchen is well-equipped with high quality, built-in appliances, including two waist-level, NEFF ovens, a FABER induction hob with downdraught extraction set into the breakfast island, built-in fridge and freezer and integrated dishwasher. There is a matching quartz upstand to the work surface, soft closing doors and drawers and under-unit lighting.



REAR EXTERNAL

Externally to the rear, the property enjoys a low-maintenance and enclosed rear garden which features a flagged patio area, ideal for al fresco dining and barbecuing. There are low-maintenance flower and shrub beds, an artificial lawn, external tap, external light and external plug point. The steps then lead to the higher patio which has a fabulous, woodland backdrop. Again, there is bespoke, stone bench seating and it is a great space for barbecuing and entertaining.





SECOND FLOOR LANDING

Taking the staircase from the first floor landing, you reach the second floor, which features a wooden handrail with chamfered spindle balustrade, inset spot lighting to the ceilings, a radiator and a cottage-style door with Suffolk thumb latch provides access to bedroom two, house bathroom and there is a useful storage cupboard with fitted shelving in situ and a walk-in storage cupboard with ceiling light above and partly exposed, timber beam.

BEDROOM TWO

Measurements – 18'4" max x 13'9"

Bedroom two is a generously proportioned, light and airy double bedroom which has ample space for free-standing furniture. There is a bank of hardwood, double-glazed windows to the front elevation which offers impressive, open-aspect views over rooftops, across the valley. There is inset spotlighting to the ceiling, a beautiful, exposed timber beam on display, a television point, two radiators and a cottage-style door with Suffolk thumb latch leads to the walk-in wardrobe.



WALK IN WARDROBE

The walk-in wardrobe has ample space for either free-standing or fitted furniture. There is inset spot lighting to the ceiling, carpeted flooring and a radiator in situ.



HOUSE BATHROOM

Measurements – 10'0" x 6'10" max

The house bathroom features a luxury, high-quality, three-piece suite which comprises broad wash handbasin with chrome, monobloc mixer tap and vanity cupboards beneath with quartz surface over and matching quartz upstand, a low-level w.c. with concealed cistern and push-button flush and a fabulous, double-ended, free-standing bath with chrome side filler valve with thermostatic shower over, glazed shower guard and separate shower head attachment. There is attractive tiling to the floor and walls, with underfloor heating, two wall light points, inset spotlighting to the ceiling, a chrome, ladder-style radiator and extractor fan. Additionally, a bank of double glazed, hardwood windows to the front elevation provide the bathroom with a great deal of natural light and take full advantage of pleasant, open-aspect views over rooftops, across the valley.





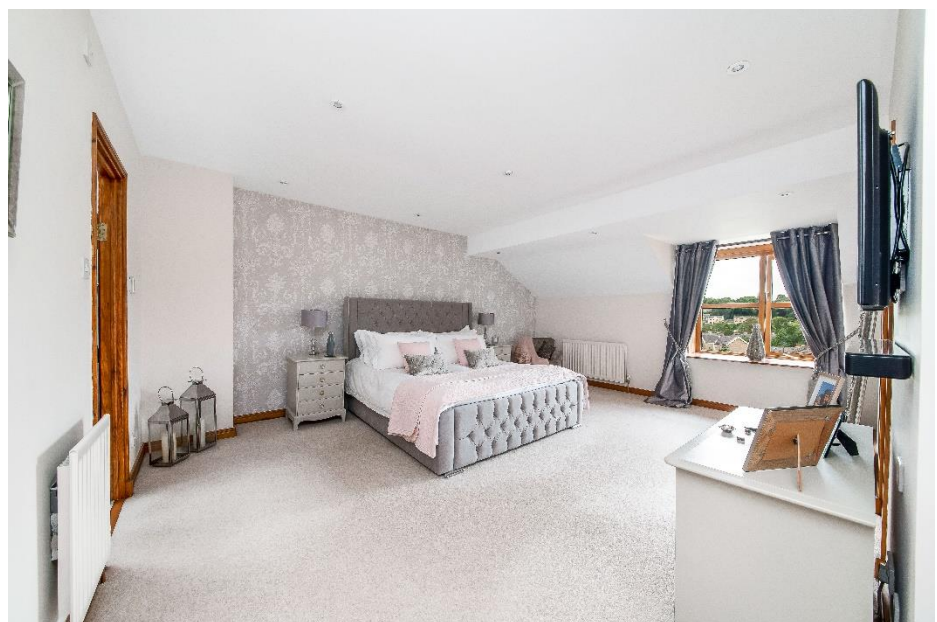
THIRD FLOOR LANDING

Taking the staircase from the second floor, you reach the third-floor landing which has a double-glazed, skylight window to the rear elevation, providing the landing area with natural light. There is a wooden banister with chamfered spindle balustrade over the stairwell head and cottage-style doors with Suffolk thumb latches provide access to three, double bedrooms and enclose a useful airing cupboard which houses the hot water cylinder and has shelving in situ. There is inset spot lighting to the ceiling, a radiator and a loft hatch which provides access to a useful storage area.

BEDROOM ONE

Measurements – 18'0" max x 17'5"

As the photography suggests, the principal bedroom is a fabulously proportioned, double bedroom with ample space for free-standing furniture with a bank of double-glazed windows to the front elevation which offer panoramic, open-aspect views across the village of Honley and with far-reaching views into the distance. There is inset spot lighting to the ceiling, a radiator and cottage-style doors with Suffolk thumb latches provide access to the walk-in wardrobe and en suite.



WALK IN WARDROBE

The walk-in wardrobe has inset spotlighting to the ceiling, a radiator, carpeted flooring and has ample space for either free-standing or fitted furniture.



EN-SUITE SHOWER ROOM

Measurements – 10'10" x 7'0"

The en suite shower room features a luxury, high-quality, four-piece suite, comprising of a double, walk-in, fixed-frame shower with thermostatic, rainfall shower head and separate hand-held attachment, twin, inset wash handbasins with quartz work surface and chrome mixer taps with vanity cupboards and drawers beneath which incorporate a low-level WC with concealed cistern with push-button flush. There is attractive, tiled flooring with underfloor heating, matching tiling to the splash areas, inset spot lighting to the ceiling, extractor vent, wall light point and a double-glazed, skylight window to the rear elevation. Additionally, there is a chrome, ladder-style radiator.



BEDROOM THREE

Measurements – 17'8" x 10'0"

Bedroom three is a generously proportioned, double bedroom which has ample space for free standing furniture. There is a bank of double-glazed, hardwood windows to the rear elevation with pleasant views across the property's gardens and of the treelined backdrop. There is inset spotlighting to the ceiling, a radiator and a fitted cupboard which houses the property's boiler.



BEDROOM FOUR

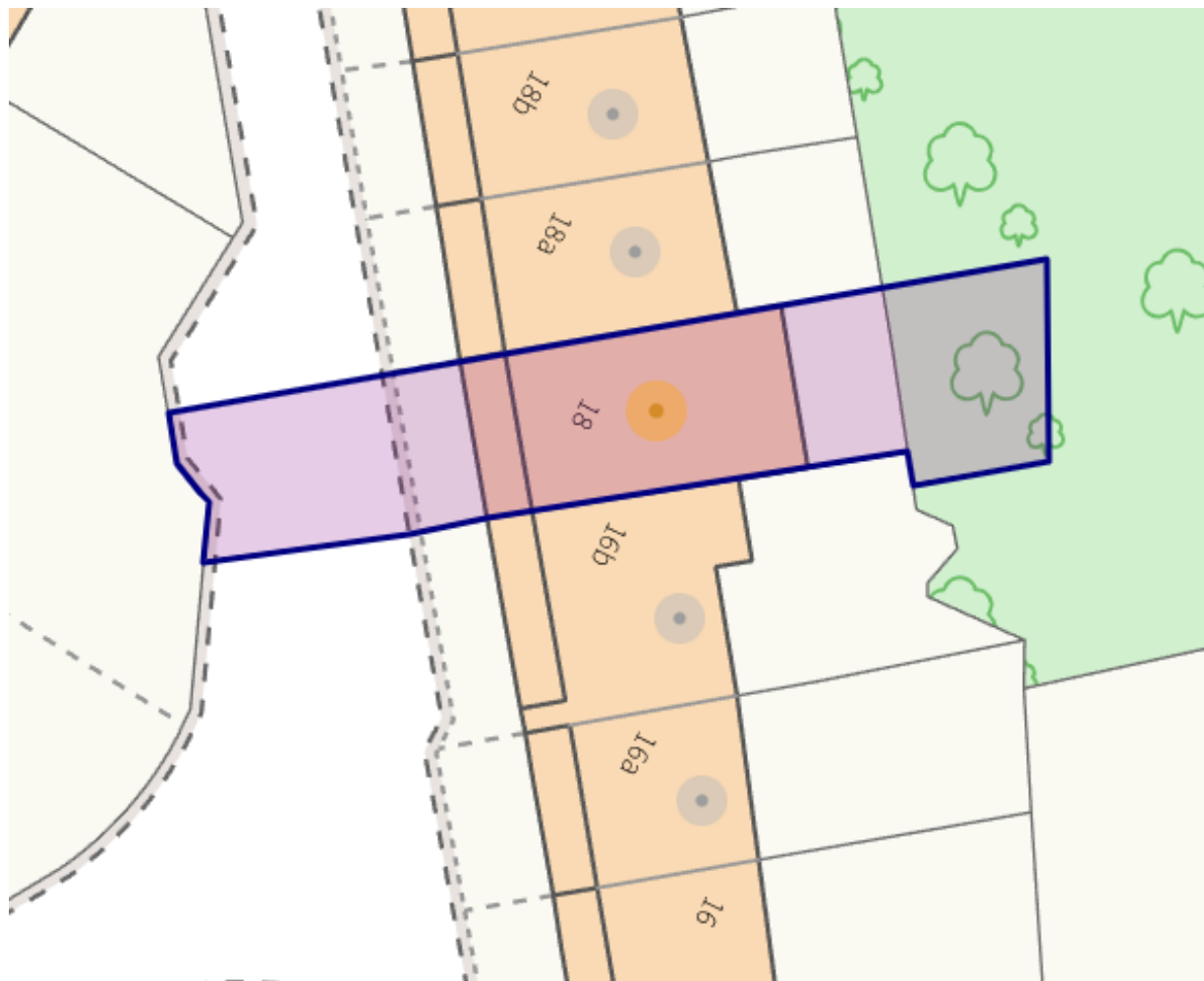
Measurements – 13'0" x 10'5"

Bedroom four, again, is a generously proportioned, double bedroom which is currently utilized as a home office. It enjoys a great deal of natural light which cascades through the dual-aspect, double-glazed, hardwood windows to the both the rear and side elevations. The window to the side elevation has pleasant views of period properties and with a treelined backdrop and the window to the rear enjoying an aspect of the rear garden and treelined outlook. There is inset spotlighting to the ceiling and a radiator.



FRONT EXTERNAL

Externally to the front the property is situated in a quaint hamlet of beautiful homes, set back off Gynn Lane, with block paved driveway to the front providing off street parking for two vehicles which is partially covered by a balcony above.





ADDITIONAL INFORMATION

EPC rating – C

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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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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