



4 Far Field Avenue, Hepworth, Holmfirth, HD9 1TT

Offers Over £500,000

bramleys

UNEXPECTEDLY BACK ON MARKET DUE TO FALLEN CHAIN. This superb extended detached family home enjoys a cul-de-sac location with lovely open aspect views. Having been extended and improved by the current owner and offering versatile accommodation comprising: porch, entrance hall, lounge, dining room, breakfast kitchen, garden room, family room which could work as a bedroom if required, utility and shower room. To the first floor there are 4 double bedrooms (master bedroom with en-suite facilities) and house bathroom. Externally there is a block paved driveway to the front, low maintenance garden to rear with patio and lawn which backs onto playing fields. INTERNAL VIEWING AN ABSOLUTE MUST TO AVOID MISSING OUT!

Energy Rating: C





GROUND FLOOR:

Covered Entrance Porch

The porch features a terracotta tiled floor and a double glazed, composite door with obscure glazing inserts and leaded detail, leads through to the entrance hall. There is an adjoining double-glazed window with obscure glazing, a wall light point and exposed timber beams on display

Entrance Hall

The entrance hall features oak doors which lead into the lounge and the breakfast kitchen room. There is an oak staircase with spindle balustrade proceeding to the first floor, inset spot lighting to the ceilings and a radiator.

Lounge

16'6" x 12'11" (5.03m x 3.94m)

This spacious reception room has a uPVC double glazed window to the front elevation which provides an open-aspect

view across the valley. There is decorative ceiling coving, a ceiling light point, radiator and an electric fireplace with feature stone effect surround, mantel and hearth. Double oak and glazed doors give access to the dining room.

Dining Room

10'5" x 9'0" (3.18m x 2.74m)

The dining room enjoys pleasant open views across the property's rear garden and over the adjacent fields via the uPVC double glazed window. There is decorative ceiling coving, a ceiling light point, radiator and an oak door proceeds into the breakfast kitchen room.

Breakfast Kitchen

16'9" x 8'8" (5.11m x 2.64m)

The breakfast kitchen has been fitted with a range of base units with shaker style door fronts and complementary work surfaces over, which incorporates a twin bowl, stainless steel

sink and drainer unit with brushed chrome mixer tap. Integrated appliances include a five-ring, Rangemaster cooker with tiling to the splash areas and canopy style hood over, integrated dishwasher and under-counter fridge unit. There are soft-closing doors and drawers, pull-out pantry units and glazed display cabinets. An oak door gives access into the garden room. There are also two uPVC double-glazed windows to the rear elevation, again taking full advantage of the rural position of the property with pleasant open-aspect and views across neighbouring fields.

Garden Room

15'11" x 10'8" min ext to 14'5" max (4.85m x 3.25m min ext to 4.39m max)

This versatile space can be utilised in a variety of different ways and enjoys a great deal of natural light from the angled ceiling which has three double glazed Velux windows. There are floor-to-ceiling double glazed windows to the side



elevation with an external, double glazed door providing direct access to the gardens. Also having feature Indian stone flagged flooring, wall light points, a radiator and a cast-iron multi-fuel stove.

Family Room

15'10" x 10'8" (4.83m x 3.25m)

The Indian stone flagged flooring continues through from the garden room into this further reception room which features double glazed, skylight windows to both the front and side elevations, wall light points and a radiator. There are oak doors which provide access to the ground floor shower room and utility room. There is a lovely exposed brick chimney breast with cast-iron, open fireplace, which is set upon a raised, stone hearth. Please note that this room can accommodate a double bed with ample space for free-standing furniture (if required) which would have access to the shower facilities and the utility room could be converted to a separate kitchen.

Shower Room

The shower room features a modern three-piece suite which comprises of a fixed-frame, walk-in shower cubicle with thermostatic shower, a broad, pedestal wash hand basin with chrome taps and a high level WC, with pull-chain cistern. There are part-panelled walls, a ceiling light point, extractor fan and a radiator. There is tiling to the splash areas and attractive, slate tiled flooring.

Utility Room

8'7" x 8'6" (2.62m x 2.59m)

The utility room features fitted wall and base units with high-gloss cupboard fronts and with complementary, rolled edge working surfaces over, which incorporate a Belfast ceramic sink unit with brushed chrome mixer tap. There is space and plumbing for a washing machine and space for a tumble dryer. This room is fitted with slate tiled flooring, a ceiling light, radiator and a bank of double-glazed windows to the front elevation.

FIRST FLOOR:

Landing

Taking the staircase to the first floor, you reach the landing, which features inset spot lighting to the ceilings and oak doors which provide access to the four well-proportioned bedrooms, the house bathroom and a useful storage cupboard.

Master Bedroom

15'5" x 13'8" max (4.70m x 4.17m max)

This generously proportioned bedroom enjoys plenty of natural light and provides a double bedroom which has ample space for free-standing furniture. There is a bank of double-glazed windows to the front elevation which have fantastic open-aspect views across the valley, a radiator, ceiling light point, and the room benefits from en-suite shower room facilities.

En suite Shower Room

The en suite shower room features a 2 piece suite which comprises of a walk-in, thermostatic shower with fixed-glazed shower guard and a broad, pedestal wash hand basin. There is Travertine tiling to the splash areas, a ceiling light point, central heating radiator and an extractor fan.

Bedroom 2

11'10" x 10'5" (3.61m x 3.18m)

Another good sized double bedroom which has ample space for free-standing furniture. There is a bank of double-glazed windows to the rear elevation which take full advantage of the open-aspect views across the playing field and countryside beyond. There is also a central ceiling light point and radiator.

Bedroom 3

13'8" x 7'11" (4.17m x 2.41m)

A third bedroom of good proportions which has space for free-standing furniture. Currently fitted a bank of double-glazed

windows to the front elevation which offer pleasant views across the valley. There is a ceiling light point and radiator.

Bedroom 4

10'8" x 8'10" (3.25m x 2.69m)

Another double room which has ample space for free-standing furniture and again takes full advantage of the open-aspect views, featuring a bank of double-glazed windows to the rear elevation, which has fantastic, open-aspect views over the playing fields and paddocks beyond. There is a radiator and ceiling light point.

Bathroom

The house bathroom features a traditional-style, white, three-piece suite which comprises of a low-level w.c., a broad-pedestal wash handbasin and a roll-top, claw-foot, free-standing bath with shower-head mixer tap. There is a dado rail with panelling beneath. A bank of double-glazed windows to the side elevation which again, has pleasant, open-aspect views across neighbouring fields. There is a ceiling light point, radiator and an extractor vent.

OUTSIDE:

To the front the property features a block-paved driveway, providing off-street parking which continues onto a block-paved pathway leading to the front porch and down the side of the property. There are well-stocked flower and shrub beds and the pathway down the side of the property leads to a gravelled pathway and to a gate which encloses the rear gardens. Externally, to the rear, the garden is laid predominantly to lawn with a block-paved patio area, an ideal space for both al-fresco dining and barbecuing. There is a low maintenance, slate chipped area with well-stocked flower and shrub beds. There is an attractive, dry-stone wall boundary, hard-standing for a garden shed, external security lighting, power points and a water tap. A gate in the rear garden wall leads to the playing fields and children's recreational playing ground.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) passing through the traffic lights at Folly Hall. After the Suzuki garage take the left hand turning into Albert Road and follow this road until its conclusion. Pass straight through the traffic lights and continue along into Woodhead Road. Follow this road towards Honley and on approaching the traffic lights Honley stay in the left hand lane. Continue along the main road passing through Brockholes to the crossroads at New Mill. At the junction turn right and immediate left into Sheffield Road following this road passing through Jackson Bridge and continue out on the A616. Turn right off Sheffield Road into Bank Street. At the cross roads go straight ahead into Hepworth Road, follow this down as it becomes Butt Lane. Take a sharp left into Towngate, passing The Butchers Arms on the right, take a right into Far Lane, then first right into Far Field Avenue. Turn right at the end of the road and the subject property will be found towards the end on the left hand side, clearly identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

E

MORTGAGES:

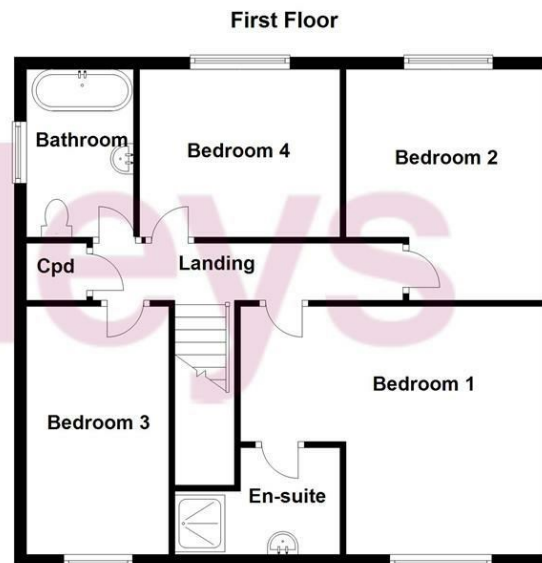
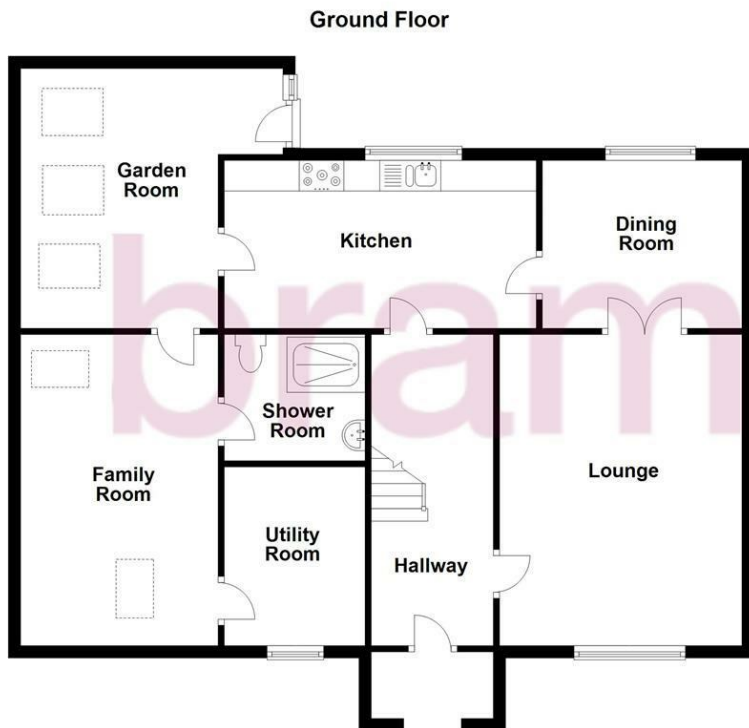
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains 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 insitu 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	81
	EU Directive 2002/91/EC	

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