



"Heathcliffe" 23 Blackmoorfoot Road, Huddersfield, HD7 5TR



SHERIDAN  
BAILEY  
PROPERTY



BY AUCTION STARTING BID £360,000

SOLD AS SEEN

This detached 5 bedroomed split level elevated bungalow is offered for sale with vacant possession. This family home has been extended over the years, and benefits from panoramic views across Colne Valley to the rear and is a short walk to Blackmoorfoot Reservoir to the front

The layout of the property and it's uniqueness can only be appreciated by viewing this property. It does require modernisation, renovation and subject to planning re-development. It offers the future owners an exciting opportunity in a prime location. As an elevated property there are undeveloped basement rooms and potentially more room for development externally under the property itself, which is why the property must be viewed when all will become clear!

The property briefly comprises, expansive living room, large kitchen/dining, conservatory, sitting area, 5 bedrooms, 3 bathrooms, and 3 terraced areas to enjoys those stunning views. There is a double garage and driveway for 2 vehicles with beautifully landscaped gardens to the front.

**By auction £370,000**





### Entrance Hall

Double PVCu front doors with partial stained glass windows welcome you to the Entrance Hall/Cloaks. Glazed door leads to inner hallway and archway leads into open plan living accommodation and the most striking of countryside views greets you!

### Living Room

The living room of this property sits perfectly to frame the far reaching, uninterrupted countryside views beyond, they are simply stunning. The living room area offers an abundance of space with a sunken sitting area, low level steps leading down to the perfect space for large sofas to sit in front of the triple sliding doors leading out to a flagged elevated terrace area with plenty of room of garden furniture. The living room has a feature stone fire surround and hearth with inset gas fire. The upper part of the living room offers room for further seating or a dining table and chairs, with another large window looking into the Conservatory.

### Kitchen/Dining

Glazed door from living room leads to an expansive kitchen/dining space again designed to drink in the countryside views, and a perfect space for everyday family living and entertaining. There is a fitted dresser with display cabinets. The kitchen comprises a range of white matching wall and base units with worktops over. Integrated appliances include, larder fridge, 4 burner gas hob, 1.5 electric eye level oven and grill. There is plumbing for dishwasher and housing for an American style fridge freezer. Black 1.5 sink drainer with mixer tap over with window looking into the Conservatory.

The Dining area offers space for 8-10 people with banquette seating and room for 2 dining chairs, There is a ceramic tile topped dining table again perfectly situated at a large window to rear elevation. Door off to Conservatory.

### Conservatory

The Conservatory is glazed to 3 sides with 4 sets of sliding doors leading out onto 2 terraced areas. Generously sized with ample room for sofas and furniture.

### Sitting Area / Snug

From the inner hallway, low level steps leading to quiet sitting area with sliding patio doors to the landscaped front gardens



### Master Bedroom Ensuite

Located off the Sitting Area, door leads into an overly generous sized Master Suite designed to take and benefit from the breath-taking views. This suite offers a seating area and has marble style surround and fireplace with inset gas fire, and feature bay window. The bedroom area directly overlooks sliding patio doors leading out onto another terrace area with artificial lawn and room for garden furniture. There is a range of fitted wardrobes and drawers.

### Ensuite

There is a large ensuite is fully tiled comprising, single shower cubicle with rainfall shower head, wash handbasin and vanity unit under. Step up to WC and corner jacuzzi bath. Chrome heated towel rail.

### Bedroom 2

To return to the main part of the home, Bedroom 2 is located off the Kitchen with a door leading to another inner hallway providing storage/wardrobe space and further door to bathroom. Bedroom 2 is a generously sized double bedroom with fitted wardrobes and feature bay window to front elevation and beautiful garden views.

### Bathroom

The Bathroom comprises corner bath with shower mixer taps over, single shower cubicle, WC, wash handbasin and vanity unit under.

### Bedroom 3

Double bedroom with fitted mirror floor to ceiling wardrobes. Dual aspect windows to the rear elevation

### Shower Room

Sliding door access from Kitchen/Dining leads into a Shower Room with single shower cubicle, WC and wash hand basin. Further door off shower room leads into Bedroom 3

### Bedroom 4 / Study

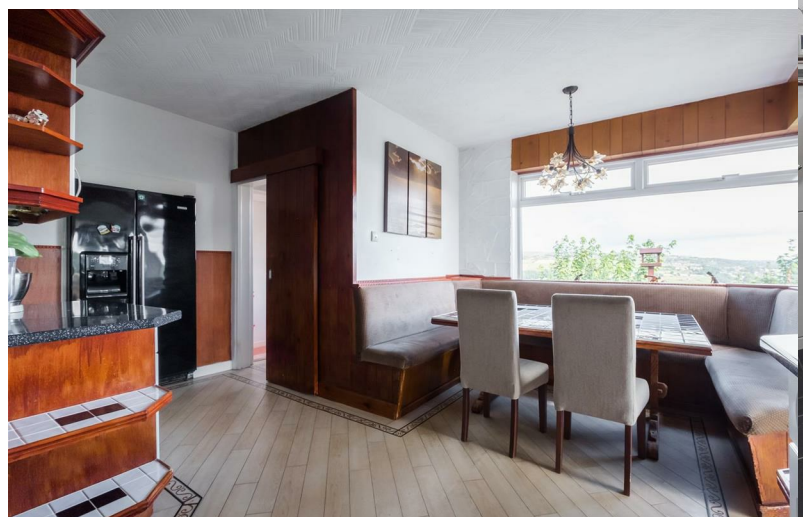
Single bedroom with window to front elevation

### Bedroom 5 / Study

Currently used as a Home Office, bedroom 5 has fitted wardrobes and is a single bedroom. Window to front elevation

### Basement / Cellars

Basement and Cellar Rooms are accessed via a trapdoor in the Kitchen with steps leading down to 3-4 more rooms underneath the property, Currently not utilised or renovated. Previously a workshop and a Games Room, these spaces offer huge potential for further development .







### External Areas

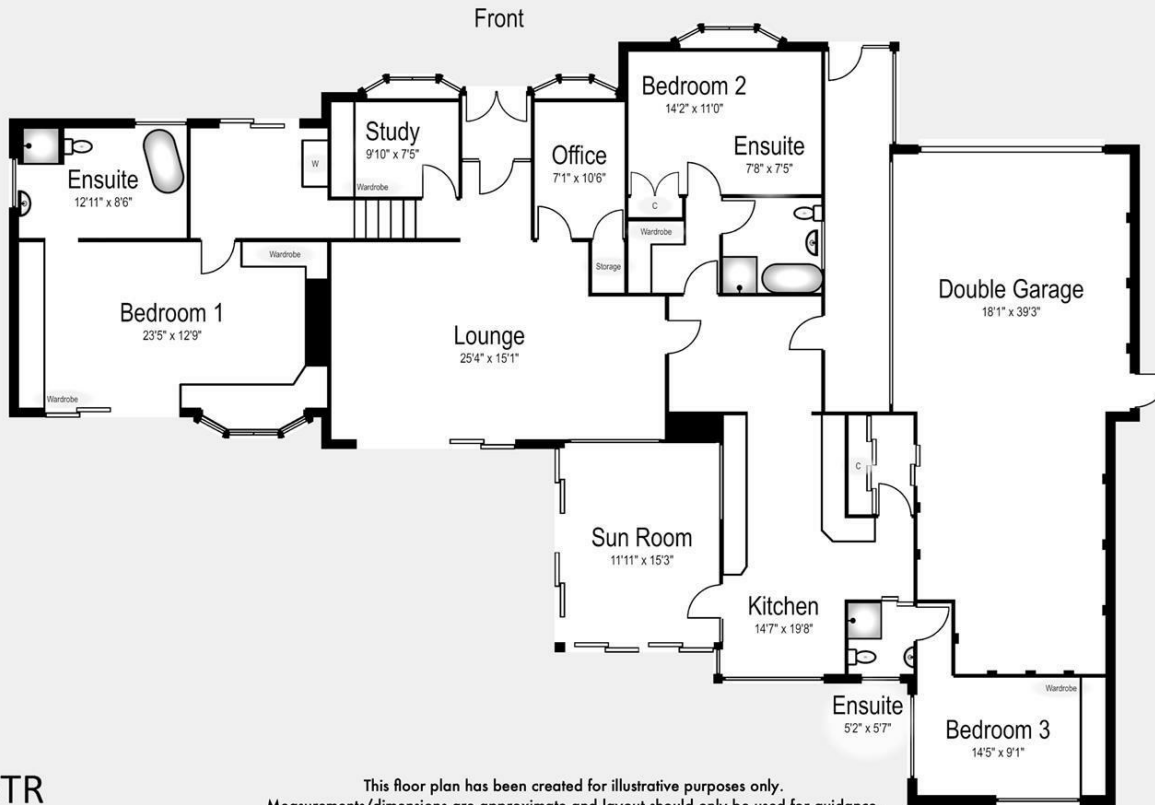
Attractive and beautifully maintained front gardens with pathway leading from double driveway to impressive double front doors to this property. The front garden is laid to lawn with mature trees, shrubs and borders. Steps in front of the property and also the side of the property lead to the rear garden which requires development. The property also benefits from an integral double garage. The views to the rear of the property can be enjoyed from one of the three terraced areas, 2 with artificial lawn and one with stone flagging, all facing the fabulous and enviable countryside views.

### Auction

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.





HD7 5TR  
Internal - 2874ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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