



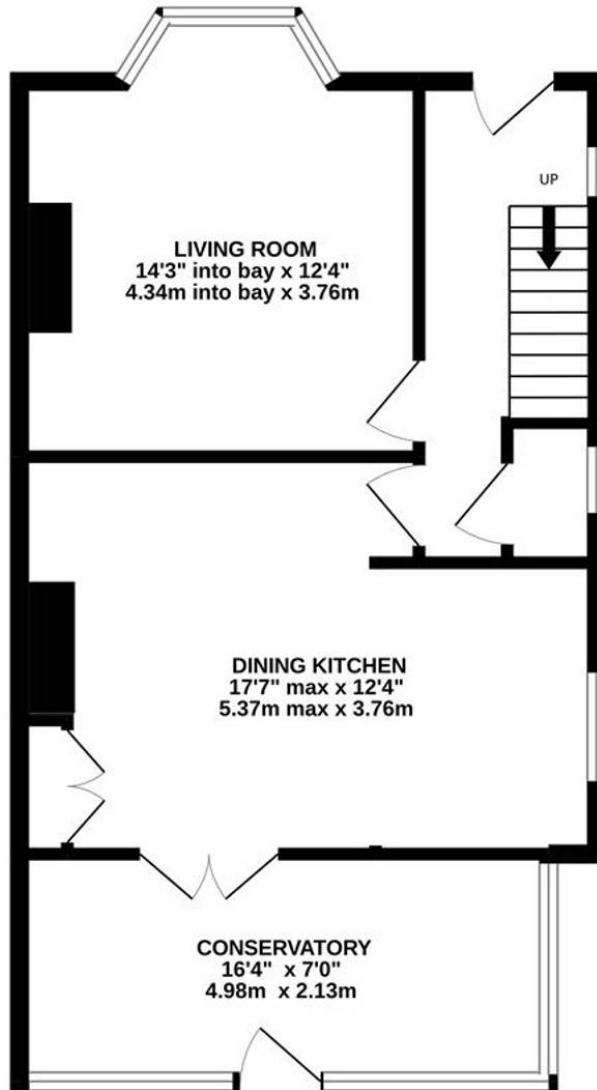
**Thornfield Road, Lockwood**

Huddersfield, HD4 5HQ

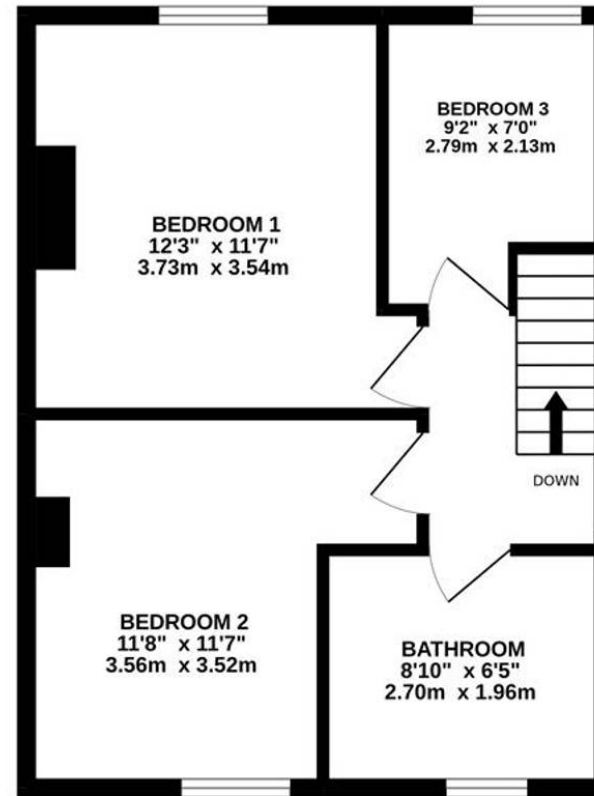
Fixed Price **£170,000**



GROUND FLOOR



1ST FLOOR



THORNFIELD ROAD

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## Thornfield Road

Lockwood, Huddersfield, HD4 5HQ

A MATURE, PERIOD, STONE CONSTRUCTION FAMILY HOME SITUATED IN A PRIVATE, TUCKED AWAY POSITION OFF OF THORNFIELD ROAD. NESTLED BETWEEN THE VILLAGES OF LOCKWOOD AND BEAUMONT PARK, IN A GREAT POSITION TO AN ARRAY OF LOCAL AMENITIES, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS. THE PROPERTY ENJOYS A PLEASANT WOODLAND BACKDROP, WITH FANTASTIC REAR GARDENS INCLUDING LAWN AND PATIO AND FEATURES SUPERBLY APPOINTED, NEWLY FITTED KITCHEN.

The property briefly comprises of entrance hall, lounge with bay window, open plan dining kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and a four piece family bathroom. Externally there is a flagged patio hard standing providing off street parking, there is an enclosed rear garden with patio and lawn. Viewings are advised to truly appreciate the quality of accommodation and fantastic setting in which it is situated.

EPC rating D.

Council Tax band B.

Tenure Freehold.







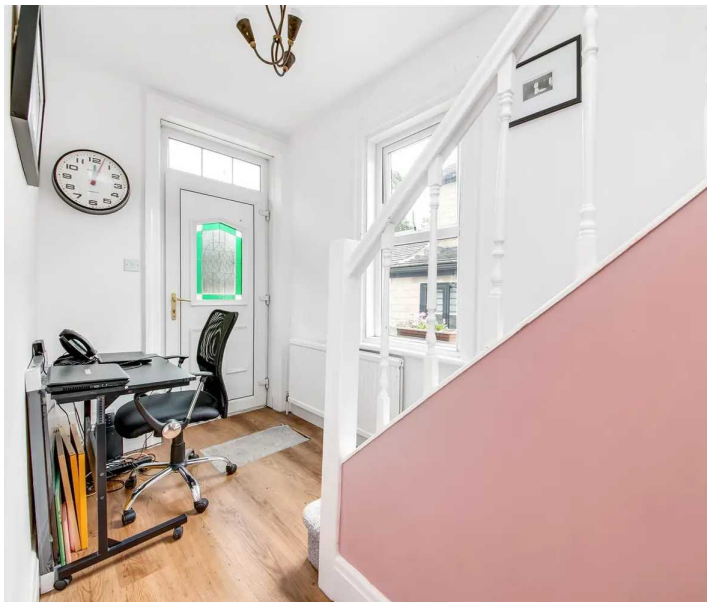
## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double glazed PVC front door with obscure glazed insert with leaded detailing and stained glass into the entrance hall. There is a staircase rising to the first floor with wooden banister and traditional spindles, a double glazed window to the side elevation, radiator and high quality flooring. The entrance hall provides access to the lounge, open plan dining kitchen and has access to a useful under stairs storage cupboard. There is a double glazed window with obscure glass to the side elevation and it houses the property combination boiler.

### LOUNGE

The lounge is a generously proportioned reception room which benefits from a wealth of natural light via a double glazed window to the front elevation with a pleasant open aspect view across the property's gardens with woodland back drop. There is decorative coving to the ceiling, a central ceiling light point, a radiator and the focal point of the room is the clear view cast iron log burning stove which is set upon a raised hearth with tiled inset and ornate mantel surround.



## OPEN PLAN DINING KITCHEN

The open plan dining - kitchen comprises: two ceiling light points, decorative coving, radiator & double glazed French doors provide access to the conservatory. The kitchen area features a high quality fitted kitchen with handleless cupboards to the high and low levels & complimentary quartz work surfaces incorporating a ceramic Belfast style sink with brushed gold mixer tap. The kitchen being equipped with high quality appliances including a four ring ceramic induction Hot Point hob with integrated hob & cooker hood over and a built in SMEG dishwasher. Having soft closure doors & drawers, corner carousel unit & an integrated washer-dryer. The kitchen features a matching quartz upstand with high gloss brick effect tiling to the splash area & under unit lighting, pan drawers & ample sockets for small appliances. The kitchen then leads into the dining area which has built in pantry cupboards with drawer units beneath & there is a further recess at the other side of the chimney breast.

## CONSERVATORY

The conservatory features double glazed windows to the rear and side elevations. There is high quality flooring, three wall light points and a radiator. The conservatory has a double glazed external door with obscure glazed inserts which leads to the rear patio.







## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the landing which features a three quarter depth double glazed window to the side elevation providing the landing with a great deal of natural light. There is decorative coving to the ceiling, a ceiling light point, wooden banister with spindles over the stairwell and there are doors providing access to three bedrooms and the house bathroom.

### **BEDROOM ONE**

Bedroom one is a generous proportioned double bedroom with ample space for free standing furniture. The room enjoys a pleasant outlook to the rear elevation, through double glazed mullioned windows which offer a pleasant open aspect view across the woodland backdrop. There is decorative coving to the ceiling, a central ceiling light point and radiator.

### **BEDROOM TWO**

Bedroom two is a generous proportioned light and airy double bedroom which has ample space for free standing furniture and features a double glazed window to the rear elevation, central ceiling light point and radiator.







### **BEDROOM THREE**

Bedroom three is a well proportioned single bedroom which enjoys an open aspect view to the rear elevation across the property's gardens and of the woodland backdrop. There is decorative coving to the ceiling. The room enjoys a pleasant outlook to the rear elevation through the double glazed mullioned windows which offer a pleasant woodland backdrop. There is decorative coving to the ceiling, a ceiling light point and radiator and there is a loft hatch providing access to the attic.

### **HOUSE BATHROOM**

The house bathroom features a modern contemporary four piece suite which comprises of a quadrant style shower cubicle with thermostatic shower, a low level w.c with push button flush, wall hung wash hand basin with chrome mixer tap and a double ended panelled bath with shower head mixer tap. There is tiled flooring and attractive tiling to the walls, there are two ceiling light points, a conventional radiator and a chrome ladder style radiator. There is a double glazed window with obscure glass to the front elevation and a loft hatch providing access to the attic.





## EXTERNAL

Externally the property is accessed via a private, shared driveway which leads to a flagged patio area which can be utilised as off street parking for one vehicle or as a low maintenance garden area. There are two hard standing for garden sheds and there is part fenced and part walled boundaries. There is a gate to the side of the property which encloses the side and rear gardens where there is an external tap and external security light. To the rear as the photography suggests the property occupies a generous corner plot and there is a flagged patio area, an ideal space for al fresco dining and barbecuing. The patio enjoys views of a substantial well stocked rockery and has a stone stairwell which descends to the lawn garden. The gardens feature part fenced and part walled boundaries.

## PARKING

The property has a flagged area to the rear which offers off road parking for 1 vehicle.









## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **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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## **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 TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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