

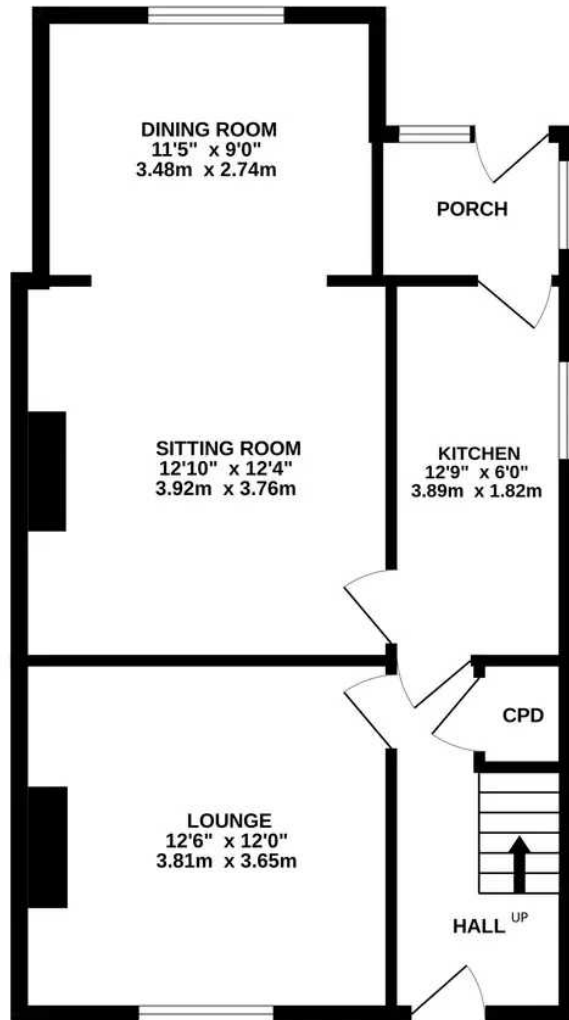


**26 Bywell Road**

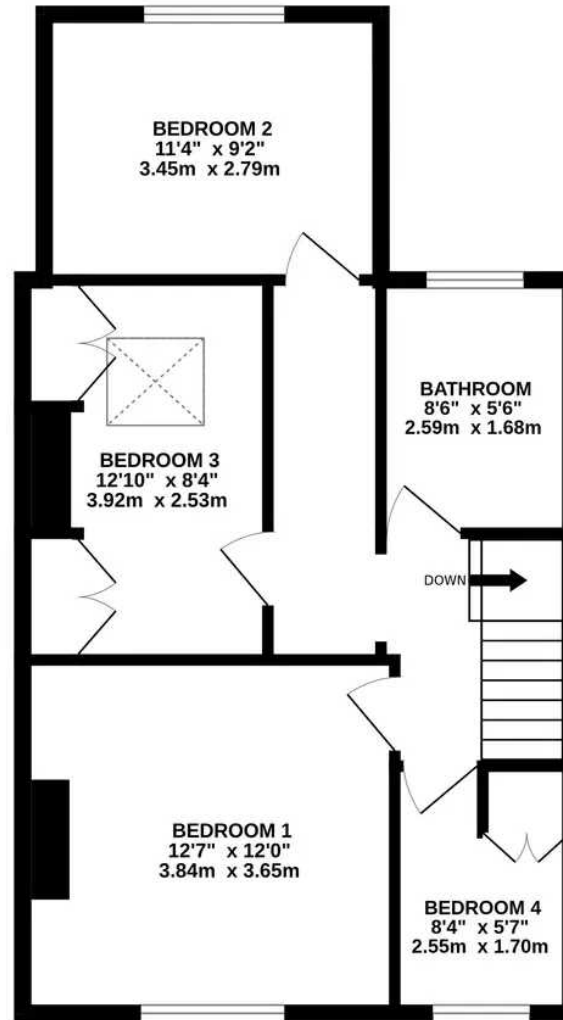
Dewsbury, WF12 7JT

In Excess of **£250,000**

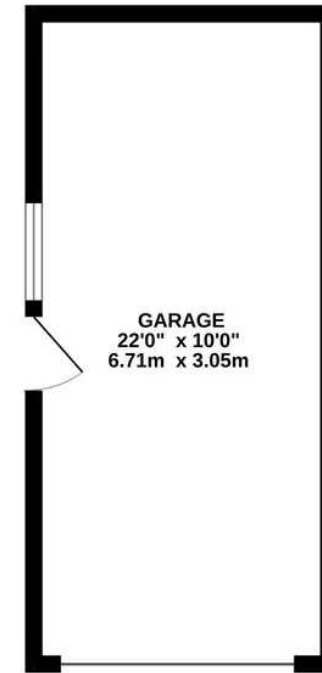
GROUND FLOOR



1ST FLOOR



GARAGE



BYWELL ROAD

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## 26 Bywell Road

Dewsbury, WF12 7JT

A GENEROUSLY PROPORTIONED, SEMI-DETACHED, FAMILY HOME SITUATED IN THE POPULAR RESIDENTIAL AREA OF DEWSBURY. OFFERING A WEALTH OF VERSATILE ACCOMMODATION ACROSS TWO FLOORS, WITH CHARACTER FEATURES, THE PROPERTY BENEFITS FROM THREE RECEPTION ROOMS AND FOUR BEDROOMS. THE PROPERTY IS IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR LOCAL SCHOOLING AND A SHORT DISTANCE FROM DEWSBURY TOWN CENTRE.

The property accommodation briefly comprises of entrance hall, lounge, kitchen, sitting room, formal dining room and rear porch to the ground floor. To the first floor there are four well proportioned bedrooms and the house bathroom. Externally there is a low maintenance enclosed garden to the front, a shared driveway leads down the side of the property to a detached garage with off street parking to the front. The garden features a lawn area, and flagged patio with hardstanding for a summer house.

Council Tax Band C.

EPC Rating D.

Tenure TBC.



## GROUND FLOOR

### ENTRANCE HALL

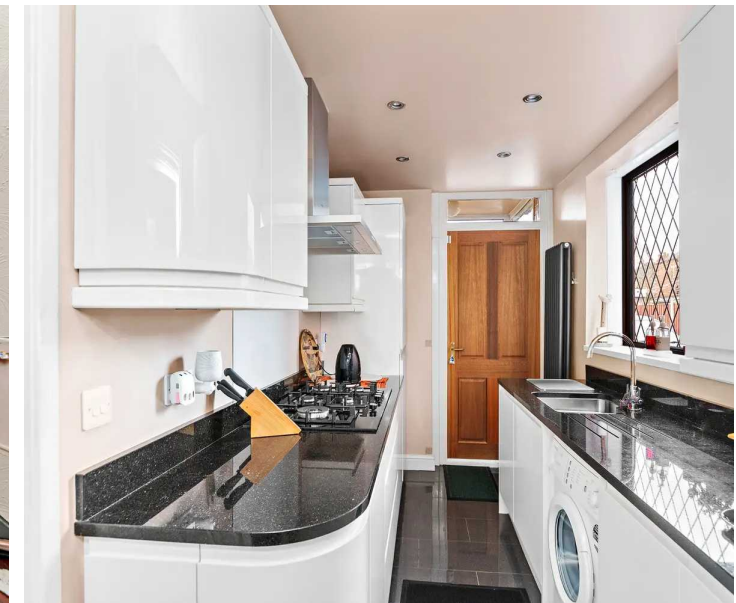
12' 9" x 5' 7" (3.89m x 1.70m)

Enter into the property through a PVC front door. The entrance hall features a decorative plate rail and lincrusta wall panelling, a staircase with wooden banister and spindle balustrade rises to the first floor, and multi-panel timber doors which provide access to the lounge and kitchen. There are also two wall light points, a radiator, and a useful understairs storage cupboard.

### KITCHEN

12' 9" x 6' 0" (3.89m x 1.83m)

The kitchen features modern, fitted wall and base units with high gloss, handleless cupboard fronts and with complementary granite work surfaces over with matching upstand, incorporating a one-and-a-half-bowl, stainless steel sink unit with chrome mixer tap. The kitchen is well-equipped with high-quality, built-in, Bosch appliances, including a five-ring gas on glass hob with ceramic splashback and canopy-style cooker hood over, a waist-level fan assisted oven, a shoulder-level combination microwave oven, and a slimline dishwasher. There is an integrated fridge freezer unit, plumbing and space for an automatic washing machine, and the kitchen features under-unit lighting, soft-closing doors and drawers, inset spotlighting to the ceilings, a vertical anthracite column radiator, and a bank of double-glazed windows with leaded detailing to the side elevation. Multi-panel doors provide access to the sitting room and the porch.





### **LOUNGE**

12' 0" x 12' 6" (3.66m x 3.81m)

The lounge is a light and airy reception room with decorative plate rail and decorative coving to the ceiling. There is a radiator, three wall light points, and a double-glazed window with leaded detailing to the front elevation, which provides the room with a great deal of natural light. The focal point of the room is the inset, living flame effect, gas fireplace.

### **SITTING ROOM**

12' 4" x 12' 10" (3.76m x 3.91m)

The sitting room is a well-proportioned second reception room which can be utilised in a variety of ways. The room features decorative coving to the ceiling, a decorative dado rail, a ceiling light point, and two wall light points. There is a double arched doorway proceeding to the formal dining area and the focal point of the room is the living flame effect gas fireplace with attractive cast-iron inset, granite hearth, and timber mantel surround.

### **FORMAL DINING ROOM**

11' 5" x 9' 0" (3.48m x 2.74m)

The dining room enjoys a great deal of natural light courtesy of the double-glazed bank of windows with leaded detailing to the rear elevation, which also offer a pleasant view across the property's gardens. There is a decorative dado rail, decorative coving to the ceiling, a ceiling light point with fan attachment, and a radiator.





#### **REAR PORCH**

5' 2" x 5' 0" (1.57m x 1.52m)

The rear porch features double-glazed windows to the side and rear elevations, an external PVC door to the rear elevation which provides direct access to the rear gardens, tiled flooring, and a ceiling light point. This space is utilised as a utility area, benefitting from work surface with cupboards and drawer unit beneath and space for a vented tumble dryer over.

#### **FIRST FLOOR**

##### **FIRST FLOOR LANDING**

Taking the staircase from the ground floor, you reach the first floor landing. There is a decorative dado rail, a wooden banister with spindle balustrade over the stairwell head, lincrusta dado panelling, two ceiling light points, a loft hatch with drop-down ladder providing access to a useful attic space, and doors providing access to four bedroom and the house bathroom.

##### **ATTIC**

From the first floor landing, there is a loft hatch with drop-down ladder which provides access to a useful attic space. The attic does offer ample opportunity for further reconfiguration, with open apex, boarding, and insulation.

### **BEDROOM ONE**

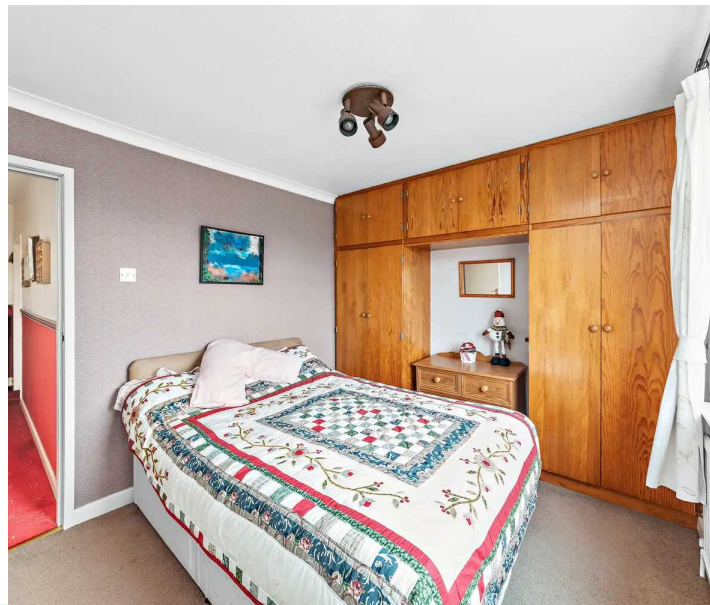
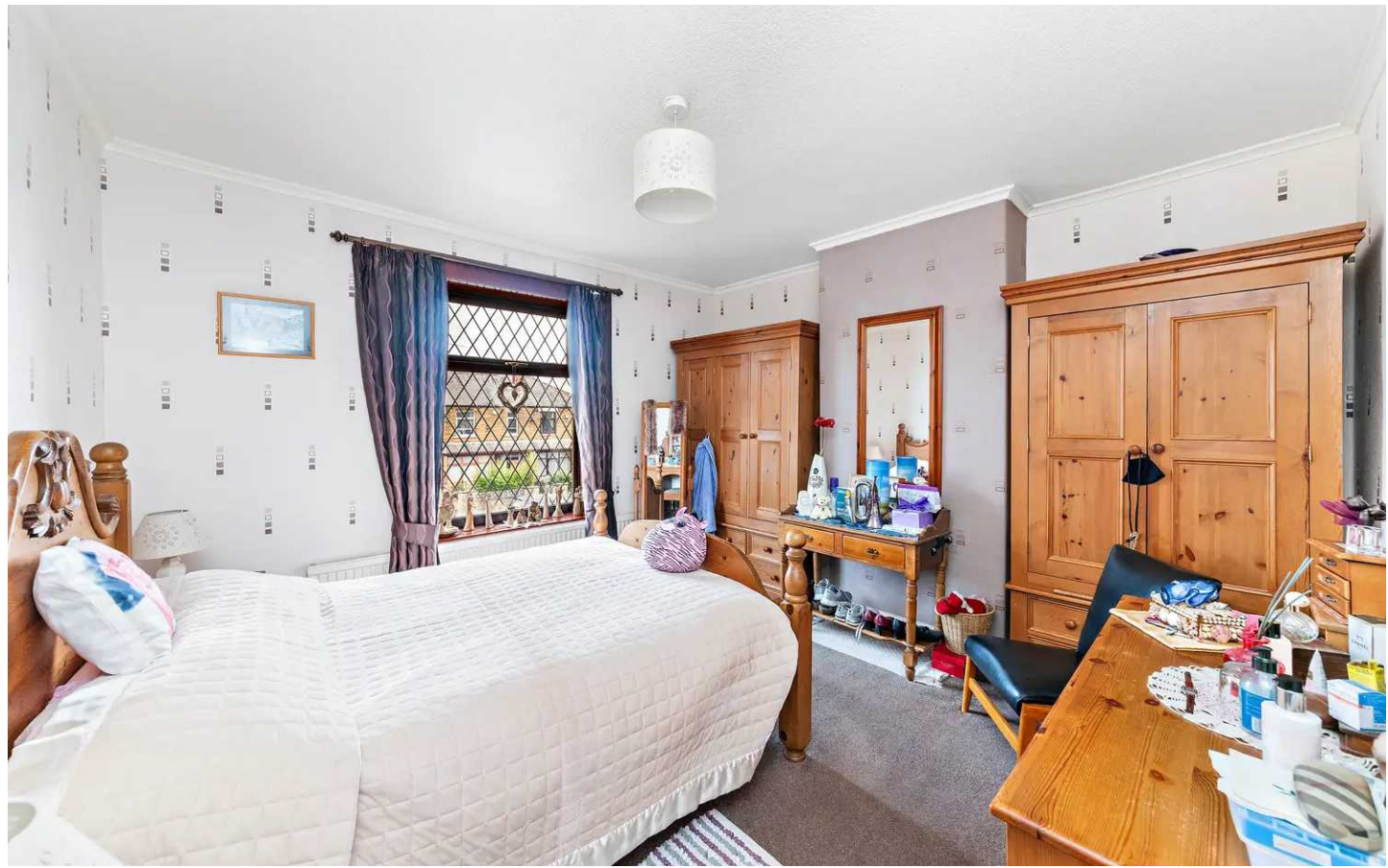
12' 7" x 12' 0" (3.84m x 3.66m)

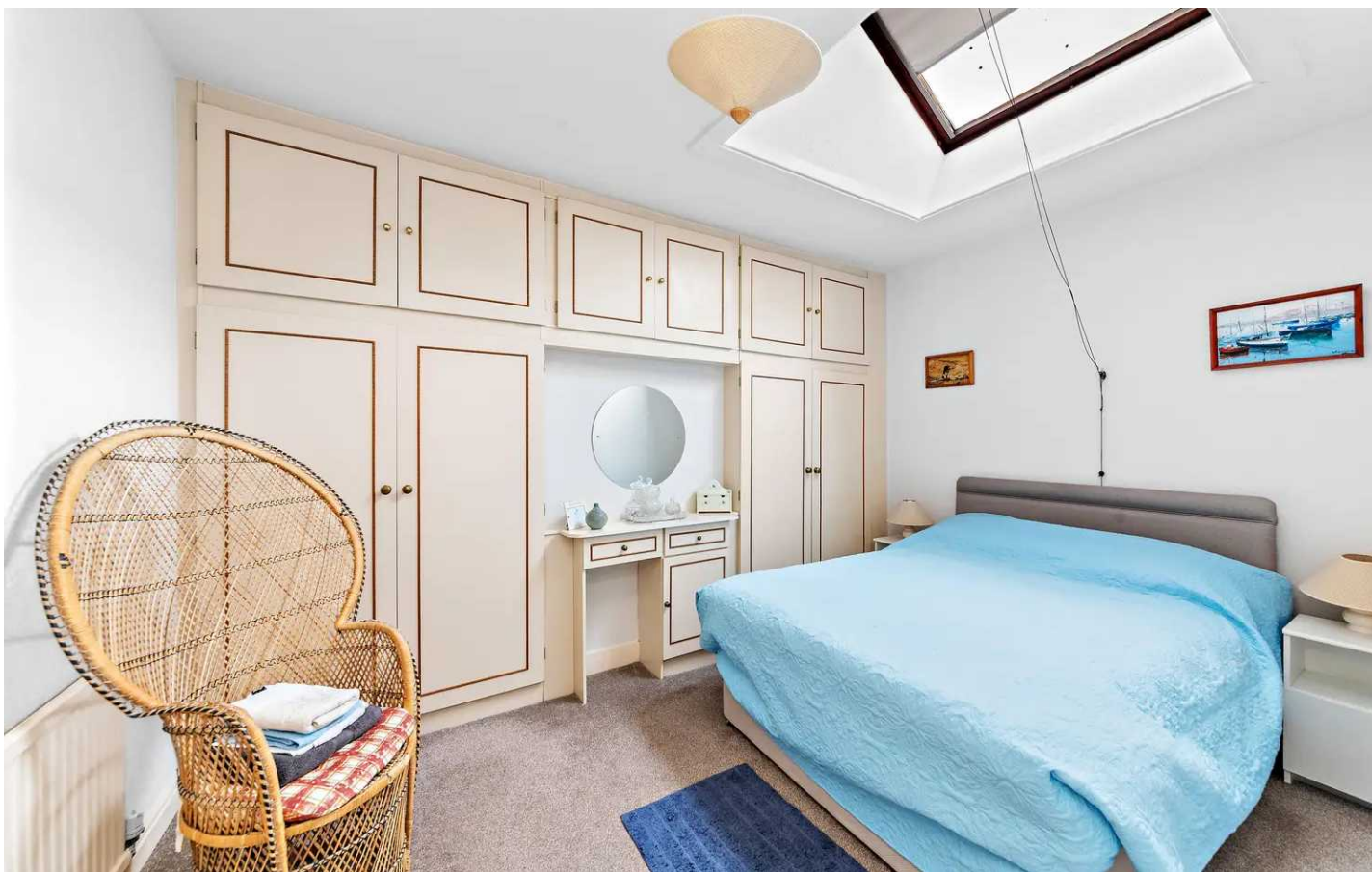
Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is decorative coving to the ceiling, a central ceiling light point, a radiator, and a double-glazed window with leaded detailing to the front elevation.

### **BEDROOM TWO**

11' 4" x 9' 2" (3.45m x 2.79m)

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with views across the property's gardens, decorative coving to the ceiling, a central ceiling light point, and fitted wardrobes with hanging rails, shelving, and cupboards above.





### **BEDROOM THREE**

12' 10" x 8' 4" (3.91m x 2.54m)

Bedroom three is another double bedroom with space for freestanding furniture, which enjoys a great deal of natural light cascading through the double-glazed skylight window with inset blind. The room benefits from an array of fitted furniture, including built-in wardrobes, overhead cabinets and a dresser unit. There is a ceiling light point and a radiator.

### **BEDROOM FOUR**

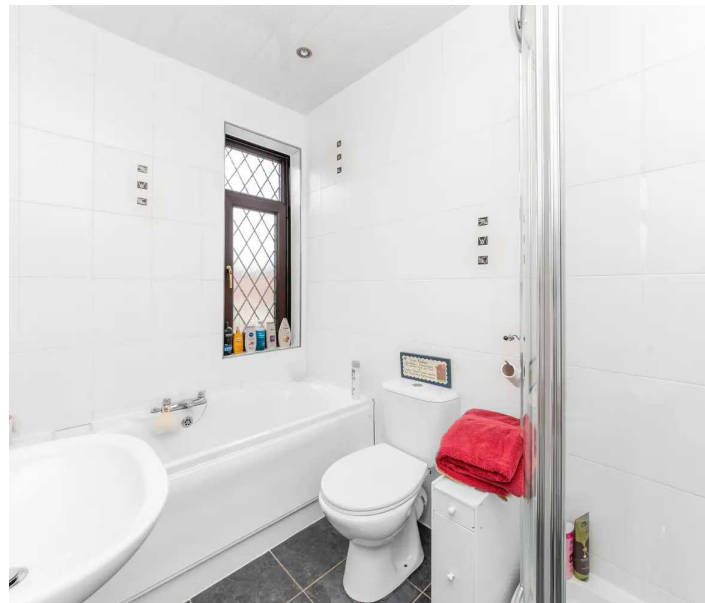
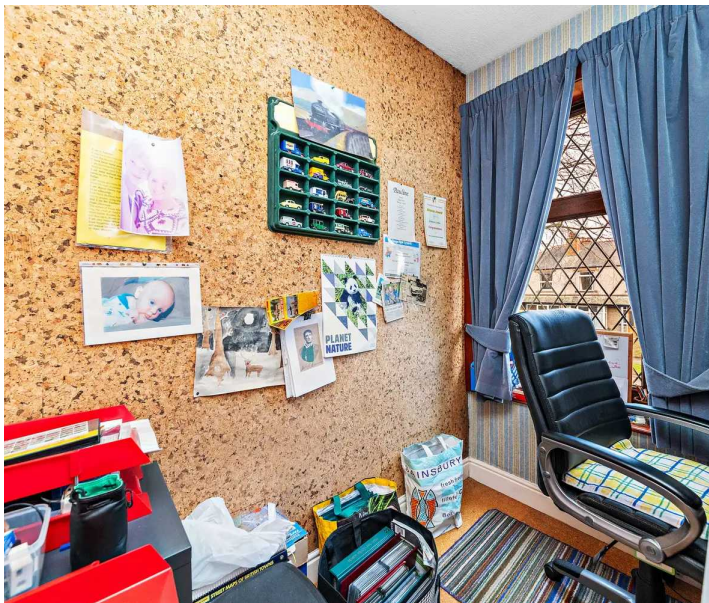
8' 4" x 5' 7" (2.54m x 1.70m)

Bedroom four is currently utilised as a home office but can accommodate a single bed or be utilised as a home office. There is a double-glazed window with leaded detailing to the front elevation, a ceiling light point, a radiator, and useful storage built in to the bulkhead over the stairs.

### **HOUSE BATHROOM**

5' 6" x 8' 6" (1.68m x 2.59m)

The house bathroom features a modern, white, four-piece suite which comprises of a double-ended panel bath with chrome mixer tap, a pedestal wash hand basin with chrome Monobloc mixer tap, a low-level w.c. with push-button flush, and a quadrant-style fixed frame shower cubicle with Max Duo XI electric shower. There is tiling to the floors and walls, a panelled ceiling with inset spotlighting, a radiator, and a double-glazed window with obscure glass and leaded detailing to the rear elevation.





## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a low maintenance, enclosed garden with part-wall and part-iron railings. There are flowers and shrubs, and a pathway leads to the front door.

### REAR GARDEN

Externally to the rear, the property features a driveway which provides off-street parking for multiple vehicles in tandem and proceeds to the property's detached garage. Access to the rear is via a shared driveway. The rear garden is laid predominantly to lawn with well stocked and mature flower and shrub beds. From the lawn area, a flagged pathway opens out into a patio, which provides an excellent space for al fresco dining and barbecuing. There is also a hard standing for a summerhouse.

### GARAGE

The garage features an up-and-over door, lighting and power in situ, a pedestrian access door to the side elevation, and a window to the side elevation. The measurements are 10'2" x 22'0".





## **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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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 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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