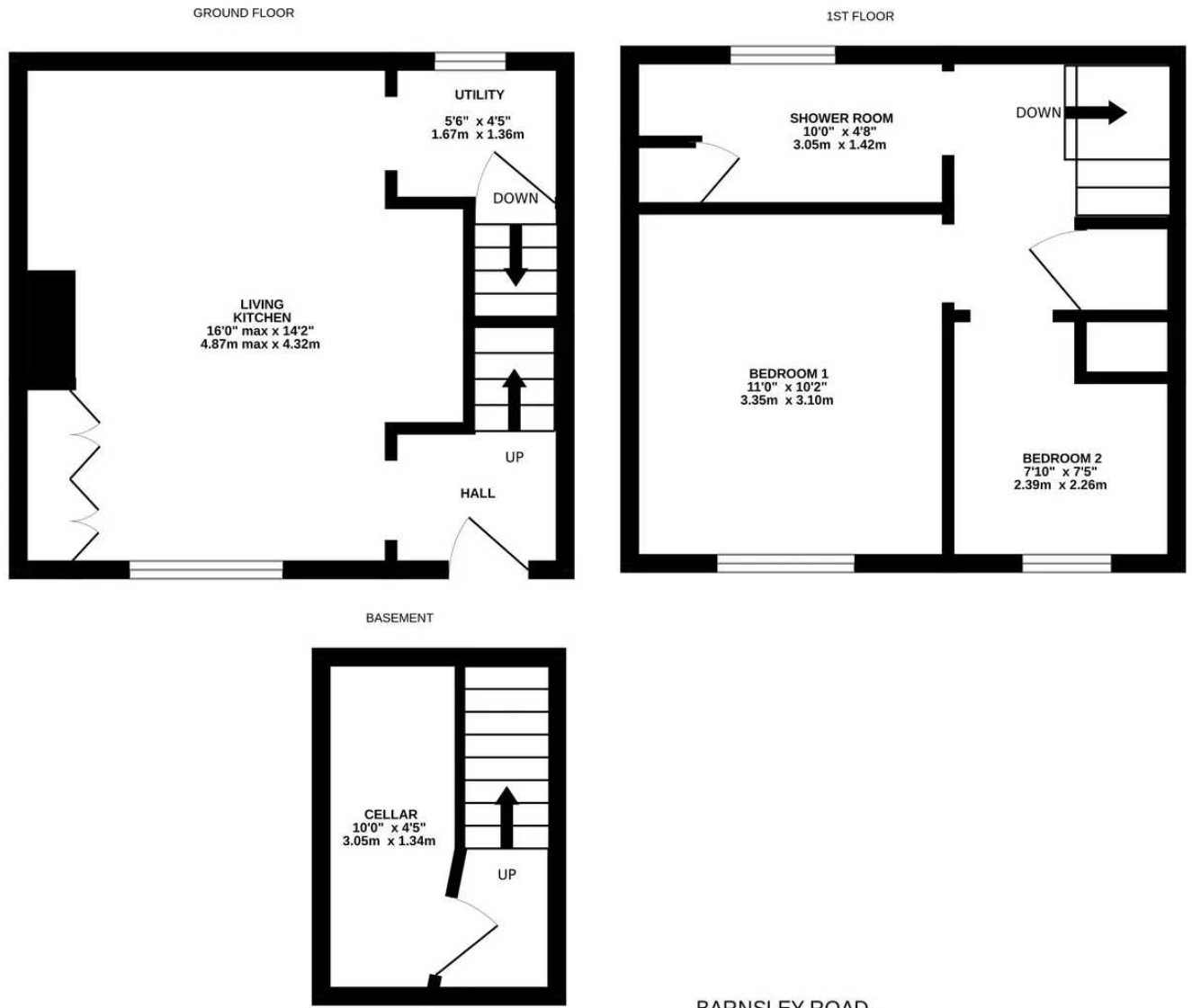




Garden View, Barnsley Road, Upper Cumberworth

Huddersfield, HD8 8NT

Offers in Region of £200,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garden View, 75 Barnsley Road

Upper Cumberworth, Huddersfield

A STONE CONSTRUCTION, TWO BEDROOM, MID THROUGH-BY-LIGHT TERRACE HOME SITUATED IN THE SOUGHT-AFTER VILLAGE OF UPPER CUMBERWORTH. POSITIONED IN AN IDEAL SPOT FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND WITH PLEASANT OPEN ASPECT VIEWS TO THE FRONT, EARLY VIEWINGS ARE ADVISED TO AVOID MISSING THE OPPORTUNITY TO ACQUIRE THIS SUPERB HOME.

The property accommodation briefly comprises of open-plan living dining kitchen room with dual aspect windows to the front and rear and with inglenook fireplace and multi-fuel burning stove to the ground floor. There is a useful cellar for storage to the lower ground floor. To the first floor there are two bedrooms and the house shower room. Externally there is an enclosed garden which is laid predominantly to lawn and features an Indian stone flagged patio area ideal for al fresco dining.

Tenure Freehold.

Council Tax A.

EPC Rating D.





GROUND FLOOR

ENTRANCE HALL

5' 7" x 4' 5" (1.70m x 1.35m)

Enter into the property through a double-glazed PVC front door with obscure glazed inserts and leaded detailing. The entrance hall features attractive terracotta tiled flooring, decorative ceiling panelling with central ceiling light point, a radiator, a carpeted stone staircase rising to the first floor, and a doorway proceeding into the open-plan living dining kitchen.

OPEN-PLAN LIVING DINING KITCHEN

16' 0" x 14' 2" (4.88m x 4.32m)

This space enjoys a great deal of natural light cascading through the double-glazed bank of windows to the front elevation, which also provides fantastic far-reaching views across the valley. The room is brimming with charm and character courtesy of exposed timber beams and a fabulous inglenook stone fireplace with cast-iron Clearview multi-fuel burning stove set upon a stone hearth. There are original floor-to-ceiling fitted cupboards inset into the alcove, which offer a great deal of storage, and there is a central ceiling light point and two wall-mounted electric heaters.

The kitchen area features fitted wall and base units with shaker-style cupboard fronts, complementary oak work surfaces over and matching oak upstand. Well-equipped with integrated appliances, the kitchen features a four-ring ceramic hob with integrated cooker hood over and tiled splashback, an electric fan-assisted oven, and an undercounter fridge unit. There are soft-closing doors and drawers, tile effect vinyl flooring, and a doorway which provides access to a useful utility room.



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UTILITY ROOM

5' 6" x 4' 5" (1.68m x 1.35m)

The utility room features fitted wall and base units, again with attractive shaker-style cupboard fronts and complementary oak work surfaces over, which incorporate a ceramic Belfast sink unit with brushed chrome mixer tap over. There is a matching oak upstand, plumbing and provisions for an automatic washing machine, an integrated slimline dishwasher, original Yorkshire stone flagged flooring, a double-glazed window to the rear elevation, a door enclosing a staircase which descends to the lower ground floor, and a useful understairs pantry cupboard.

LOWER GROUND FLOOR AND CELLAR

Taking the stone stairwell from the utility area, you reach a vestibule which has a cottage-style door providing access to the main cellar area, original stone niche inset shelving, a wall light point, a ceiling light point, and original Yorkshire stone flagged flooring. The Yorkshire stone flagged flooring continues into the cellar, which features a wall light point and is an ideal space for additional storage. There is an original coal chute and the measurements of the cellar are 4'5" x 10'0" max.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There are doorways providing access to two well-proportioned bedrooms and the shower room, a ceiling light point, a wall light point, a useful cupboard built in over the bulkhead for the stairs, and the landing houses the wall-mounted combination Weissman boiler.

BEDROOM ONE

11' 0" x 10' 2" (3.35m x 3.10m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a double-glazed window to the front elevation, which takes full advantage of the property's position and offering pleasant views across the valley and over Barnsley Road. There is a ceiling light point, a radiator, and USB plug points.

BEDROOM TWO

7' 10" x 7' 5" (2.39m x 2.26m)

Bedroom two is a light and airy single bedroom which could be utilised as a home office or nursery. Again, there is a double-glazed window to the front elevation, enjoying pleasant open-aspect views, and there is a ceiling light point and a radiator.

HOUSE SHOWER ROOM

10' 0" x 4' 8" (3.05m x 1.42m)

The house shower room features a modern three-piece suite comprising of a fixed frame shower cubicle with thermostatic Grohe shower, a broad pedestal wash hand basin with chrome Monobloc mixer tap, and a low-level w.c. with push-button flush. There is high-quality flooring, attractive tile-effect panelling to the walls, a panelled ceiling with inset spotlighting, a radiator, a double-glazed window to the rear elevation, and an airing cupboard providing additional storage for toiletries and towels.





EXTERNAL

FRONT GARDEN

Externally to the front, the property is accessed via a shared pathway which leads to the south-facing front garden, which is laid predominantly to lawn and features an Indian stone flagged patio area ideal for al fresco dining. There are well-stocked flower and shrub beds, and a pathway which leads to the front door, where there is an external up-and-down light. The south-facing gardens take full advantage of the pleasant open-aspect views over Barnsley Road and across the valley.

REAR GARDEN

To the rear of the property, there is a slate chipping area.





ADDITIONAL INFORMATION

The property has ownership over the pathway to the front, but the neighbouring property has a right of access over it.

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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7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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