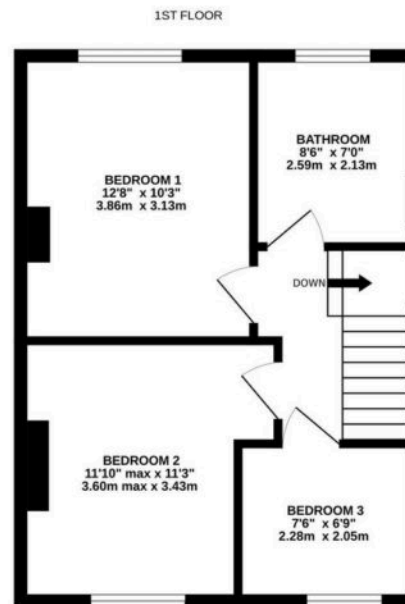
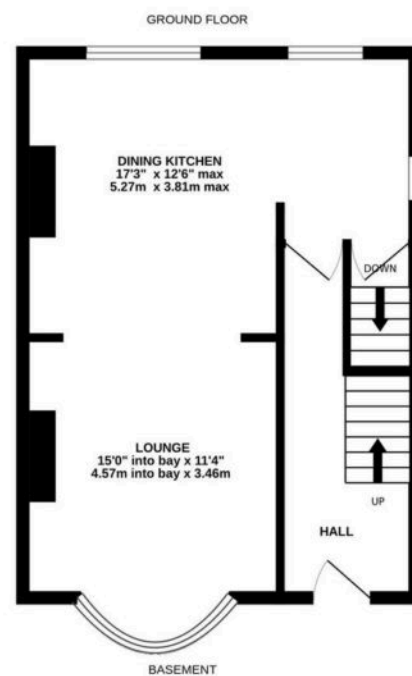




## Field View House, Far Bank, Shelley

Huddersfield, HD8 8HS

Offers in Region of **£315,000**



#### FAR BANK

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.  
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## Field View House, Far Bank

Shelley, Huddersfield, HD8 8HS

OFFERING SPACIOUS ACCOMMODATION ACROSS THREE FLOORS IS THIS TRADITIONAL, THREE BEDROOM, SEMI-DETACHED FAMILY HOME. OCCUPYING AN ELEVATED POSITION, THE PROPERTY BOASTS OPEN ASPECT VIEWS ACROSS ROLLING FIELDS AND COUNTRYSIDE, IMPRESSIVE TIERED GARDEN TO THE REAR AND IS BRIMMING WITH POTENTIAL TO THE LOWER GROUND FLOOR.

Comprises of entrance hall, open-plan dining-kitchen with open aspect views to the rear and lounge with bay window to the front to the ground floor. To the first floor are three well proportioned bedrooms and house bathroom. To the lower ground floor is versatile accommodation, which currently comprises of utility room, workshop, store, pantry and lower ground floor WC. Externally, is a tarmacadam driveway providing off street parking to the front, to the rear is an impressive garden with flagged patio and lawn, leading to a low maintenance middle tier, the bottom of the garden features artificial lawn area for sitting out, various hard standings for sheds, a vegetable patch a lower lawn with sunken trampoline and solar panels.

Tenure Freehold.

Council Tax Band C.

EPC Rating C.

- Enclosed, tiered garden

**Simon Blyth**  
ESTATE AGENTS



## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double glazed, composite front door with obscure glazed inserts and leaded detailing into the entrance hall. The entrance hall features high quality flooring, two ceiling light points, a radiator and a staircase with central carpet runner and traditional banister with newel posts rises to the first floor. A door then leads to the open-plan dining kitchen and living room.

### OPEN-PLAN DINING KITCHEN

17' 3" x 12' 6" (5.26m x 3.81m)

As the photography suggests, the dining-kitchen area enjoys a great deal of natural light, which cascades through the dual aspect windows to both the rear and side elevations. The windows to the rear provide a fabulous, open aspect view across the properties well proportioned gardens, and the neighbouring fields with far reaching views beyond. There are two ceiling light points, laminate flooring, a door encloses the staircase descending to the lower ground floor and a double doorway then seamlessly leads into the living area. The kitchen features a wide range of fitted wall and base units with high gloss cupboard fronts and with complimentary, solid oak worksurfaces over, which incorporate a single bowl, stainless steel, sink and drainer unit with chrome mixer tap.

The kitchen is well equipped with high-quality, built in appliances which includes a four ring ceramic induction hob with canopy style cooker hood over, a built in electric, fan assisted Bosch oven, integrated fridge and freezer units and a built in dishwasher. There are soft closing doors and draws, under unit lighting, tiling to the splash areas and a radiator.



## LOUNGE

15' 0" x 11' 4" (4.57m x 3.45m)

The living room again enjoys a great deal of natural light with a fabulous, double glazed, bayed window with integrated blinds to the front elevation. There is a central ceiling light point, LVT flooring, a radiator and the focal point of the room is the wall mounted, living flame effect, gas fireplace with raised tiled hearth beneath.



## LOWER GROUND FLOOR

Taking the staircase from the open-plan dining kitchen area, you reach the lower ground floor, which is a versatile and useful space. At the bottom of the stairs is a vestibule with a doorway leading into a workshop/storage area and a cottage style door with Suffolk thumb latch leads into the utility area. There is a useful under stairs cupboard and a fitted work bench at the base of the stairs.





## LOWER GROUND FLOOR cont.

### UTILITY ROOM

14' 5" x 8' 5" (4.39m x 2.57m)

The utility room has plumbing and provisions for an automatic washing machine, with a fitted base cabinet with worksurface over, which incorporates a single bowl sink unit with hot and cold taps, which also acts as a stand for the tumble dryer. There is a double glazed window with obscure glass to the side elevation, and a double glazed composite external door to the rear elevation. The utility has ample plug points and a door which leads to the lower ground floor w.c.

### W.C.

The lower ground floor w.c. features a white low level w.c. with push button flush, there is a radiator and a particularly pretty, period, arched single glazed window with obscure glass to the rear elevation.

### WORKSHOP

10' 9" x 8' 6" (3.28m x 2.59m)

The workshop area has lighting and power in situ, a radiator and doorways leading to a further store and a separate pantry.

### PANTRY

The pantry features a double glazed window with obscure glass to the side elevation. There is a light point, fitted shelving and plug points for a freezer.

### STORE

The storage area again has a ceiling light point, various plug points and fitted shelving to one side, this area has historically been utilised as a home office.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which has doors providing access to three bedrooms and the house bathroom. There is a loft hatch with a drop down ladder providing access to a useful, boarded, attic space and a double glazed window to the side elevation.

### BEDROOM ONE

12' 8" x 10' 3" (3.86m x 3.12m)

Bedroom one is a generous proportioned, light and airy double bedroom, which has ample space for free standing furniture. There is a bank of double glazed windows to the rear elevation, which offer fabulous panoramic views across the valley far into the distance. There is a central ceiling light point and a radiator.





### **BEDROOM TWO**

11' 10" x 11' 3" (3.61m x 3.43m)

Bedroom two again is a double bedroom which has ample space for freestanding furniture, there is a bank of double glazed, mullioned windows to the front elevation, a ceiling light point and a radiator.

### **BEDROOM THREE**

7' 6" x 6' 9" (2.29m x 2.06m)

Bedroom three is currently utilised as a home office/study. It can accommodate a single bed with space for freestanding furniture or it could be utilised as a nursery. There is a double glazed window to the front elevation, high quality flooring, a radiator and a ceiling light point.

### **HOUSE BATHROOM**

8' 6" x 7' 0" (2.59m x 2.13m)

The house bathroom features a modern, contemporary, three piece suite which comprises of a low level w.c. with push button flush, a broad pedestal wash hand basin with cascading waterfall mixer tap and a L-shaped panelled bath with thermostatic rainfall shower over and glazed shower guard. There is attractive, contrasting tilling to the wall, dual aspect double glazed windows to the rear and side elevations, a central ceiling light point, chrome ladder style radiator and extractor fan.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway providing off-street parking for multiple vehicles. From the driveway there are stone steps which lead to the front door with an external light and there are raised flower and shrub beds. Following the driveway down the side of the property, there is an external double plug point, an external security light and tap and an EV point. At the end of the drive way there is a gate which encloses the rear garden.

### REAR GARDEN

Externally to the rear, the property has a most impressive rear garden which has various tiers with the upper tier featuring a flagged patio, ideal for al fresco dining, barbecuing and entertainment, which then seamlessly leads into a lawn area with raised flower and shrub beds and with a pathway that leads to the middle tier. The middle tier is low maintenance with slate chippings and is a great space which takes full advantage of the fabulous open aspect views across neighbouring fields and over the valley. Further steps lead to the lower portion of the garden which is relatively low maintenance with an artificial lawn area, ideal for sitting out. There is a stone, flagged, hardstanding currently utilised as a chicken coop and there are raised vegetable and fruit planters. There is a sunken trampoline and a further hardstanding for a compost bin right at the base of the garden. The garden is enclosed by a fabulous dry stone wall, which over looks the neighbouring fields with a further hardstanding for a substantial shed.





## **ADDITIONAL INFORMATION**

Please note, the property has solar panels which feed into a storage battery, please contact the office for further information.

## **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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