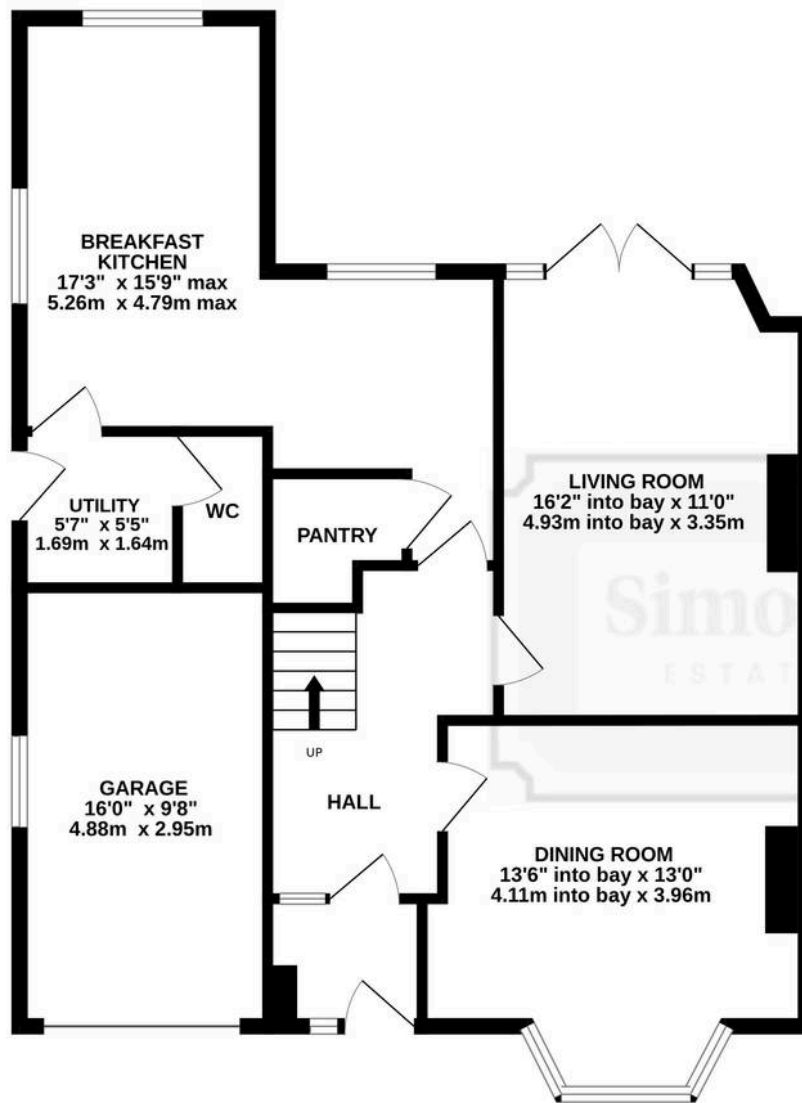




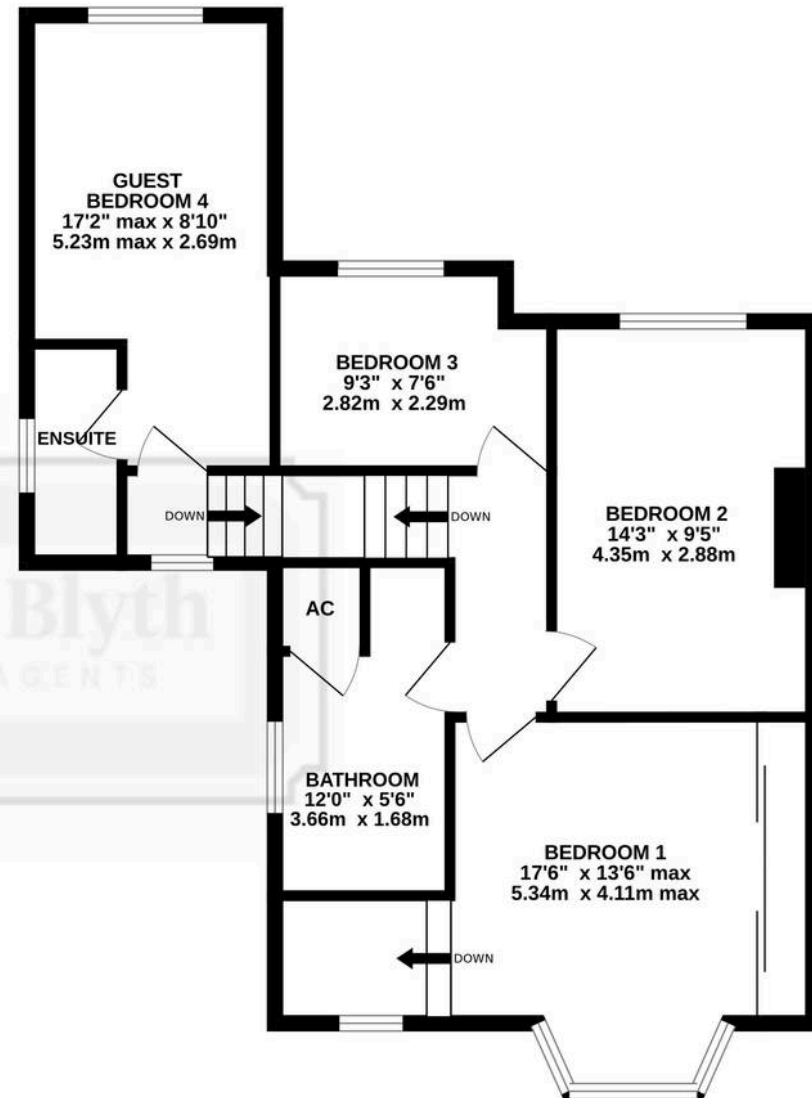
Benomley Road, Almondbury
Huddersfield, HD5 8LS

Offers in Region of **£340,000**

GROUND FLOOR



1ST FLOOR



BENOMLEY ROAD

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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48 Benomley Road

Almondbury, Huddersfield, HD5 8LS

A SUPERBLY PRESENTED, SEMI-DETACHED, FAMILY HOME OFFERING SPACIOUS ACCOMMODATION COMPLIMENTED BY A FABULOUS CORNER PLOT. SITUATED ON THE SOUGHT AFTER ADDRESS OF BENOMLEY ROAD IN THE DESIRABLE VILLAGE OF ALMONDBURY, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. VIEWINGS ARE A MUST TO TRULY APPRECIATE THE SIZE AND QUALITY OF ACCOMMODATION ON OFFER.

The accommodation comprises porch, entrance hall, lounge, formal dining room/second reception room, breakfast kitchen, utility room and downstairs WC to the ground floor. To the first floor, there is a split level landing leading to three bedrooms and the house bathroom with a separate staircase leading to bedroom four/guest suite with en-suite shower room. Externally, there is a driveway leading to the attached single garage. The front garden is low maintenance with slate chippings and flower and shrub beds and a lawn area continues down the side of the property to an enclosed rear garden. To the rear is a fabulous lawn garden with flagged patio, raised vegetable planters and an ornamental pond.

Tenure Freehold.
Council Tax Band D.
EPC Rating C.





Simon Blyth
ESTATE AGENTS

GROUND FLOOR

ENTRANCE PORCH

5' 5" x 4' 8" (1.65m x 1.42m)

Enter into the property through a double-glazed PVC front door with obscure glazed inserts. The entrance porch features an adjoining double-glazed window with obscure glass to the front elevation, a fabulous arched window with leaded detailing and obscure glazed inserts over the front door which provides a great deal of natural light, attractive tiled flooring, a ceiling light point, a double-glazed door with adjoining window providing access to the inner hallway, and there is ample space for cloaks storage and shoes.

ENTRANCE HALL

11' 6" x 7' 4" (3.51m x 2.24m)

The entrance hall features high-quality flooring, a ceiling light point, a radiator, and a staircase with wooden banister and spindle balustrade rising to the first floor. There is a decorative dado rail with wood panelling beneath and multi-panel timber and glazed doors provide access to the lounge, formal dining room, and breakfast kitchen.

FORMAL DINING ROOM

12' 5" x 13' 0" (3.78m x 3.96m)

The dining room is situated to the front of the property and features a double-glazed bay window to the front elevation, providing a great deal of natural light. There is a wood panelled ceiling with central ceiling light point, a radiator, and beautiful bespoke fitted shelving to either side of the chimney breast. The focal point of the room is the living flame effect gas fireplace with granite inset and hearth and with ornate timber mantel surround.

BREAKFAST KITCHEN

17' 2" x 15' 7" (5.23m x 4.75m)

The breakfast kitchen enjoys a great deal of natural light and is particularly spacious. There are dual-aspect windows to the side and rear elevations, vinyl tiled flooring, and access is provided to a useful pantry and utility room. There are fitted wall and base units with high gloss cupboard fronts and complementary work surfaces over, which incorporate a twin bowl, stainless steel sink and drainer unit with pull-out hose mixer tap. There are high-quality, built-in appliances, including a five-ring gas on glass hob with canopy-style cooker hood over, a waist-level RangeMaster double oven, a HotPoint microwave oven, and plumbing and provisions for a dishwasher. There are soft-closing doors and drawers, high gloss brick-effect tiling to splash areas, LED plinth light and under-unit lighting, inset spotlighting, a ceiling light point, two radiators, a tall pantry cupboard, and a fabulous breakfast peninsula.

PANTRY

4' 9" x 4' 3" (1.45m x 1.30m)

The pantry is situated under the stairs and has two steps leading down to fitted shelving. There is a wall light point and power points in situ.





UTILITY ROOM

5' 4" x 5' 5" (1.63m x 1.65m)

The utility room features tiled flooring, a ceiling light point, plumbing and provisions for an automatic washing machine and space for a tumble dryer above. There is fitted shelving, space for a tallstanding fridge and freezer unit, a double-glazed external door with obscure glazed inserts to the side elevation, further high-level cupboards for additional storage, and a multi-panel door providing access to the downstairs w.c.

DOWNSTAIRS W.C.

3' 0" x 5' 4" (0.91m x 1.63m)

The downstairs w.c. features a contemporary two-piece suite comprising a low-level w.c. with push-button flush and a broad wash hand basin with chrome Monobloc mixer tap. There is tiling to the walls and the floors, inset spotlighting to the ceiling, an extractor fan, and underfloor heating.

LOUNGE

11' 0" x 16' 4" (3.35m x 4.98m)

The lounge is a generously proportioned, light and airy reception room which features a bank of double-glazed French doors with adjoining windows to the rear elevation, which provide a great deal of natural light and direct access out to the rear gardens. The room is finished with neutral décor and features a central ceiling light point, a radiator, and the focal point of the room is the living flame effect stone fire set upon a raised tile hearth.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach a split-level landing, with two staircases providing access to the east and west wings of the accommodation. The staircase to the left provides access to bedroom four / guest suite, while the staircase to the right provides access to a further landing with doors leading to bedrooms one, two and three and the house bathroom. There is a double-glazed window to the front elevation, a ceiling light point, a decorative dado rail, and a loft hatch providing access to a useful attic space.

BEDROOM ONE

17' 0" x 12' 8" (5.18m x 3.86m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a fabulous, double-glazed bay window to the front elevation with part leaded detailing inserts and providing a great deal of natural light, and an additional circular hardwood feature window with leaded detailing to the front elevation. Bedroom one features a ceiling light point, a radiator, a wall light point, and wood panelling to the ceilings and above the dressing area. The room benefits from wall-to-wall fitted wardrobes with sliding doors, hanging rails and shelving in situ.





BEDROOM TWO

14' 3" x 9' 5" (4.34m x 2.87m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture and featuring a bank of double-glazed windows to the rear elevation, offering pleasant views across the generous gardens. The room is finished with a neutral décor, and features a ceiling light point and a radiator.

BEDROOM THREE

7' 6" x 9' 2" (2.29m x 2.79m)

Bedroom three is a spacious single bedroom which is currently utilised as a study. There is a bank of double-glazed windows to the rear elevation, a ceiling light point, and a radiator.

HOUSE BATHROOM

1' 7" x 5' 5" (0.48m x 1.65m)

The house bathroom features a white four-piece suite comprising a fixed frame shower cubicle with thermostatic rainfall shower, a low-level w.c. with concealed cistern and push-button flush which incorporates a vanity unit with wash hand basin and chrome Monobloc mixer tap above, and an inset corner bath with showerhead mixer tap and mosaic tiled surround. There is tiling to the floor and walls, inset spotlighting to the ceiling, an extractor vent, a chrome ladder-style radiator, a double-glazed window with obscure glass to the side elevation, and a cupboard over the bulkhead for the stairs which houses the combination boiler.



BEDROOM FOUR / GUEST SUITE

17' 0" x 8' 9" (5.18m x 2.67m)

Bedroom four is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, two ceiling light points, two radiators, and a multi-panel timber door providing access to the en-suite shower room.

EN-SUITE SHOWER ROOM

7' 10" x 3' 0" (2.39m x 0.91m)

The en-suite shower room features a three-piece suite comprising a fixed frame shower cubicle with electric shower, a wash hand basin, and a low-level w.c. with push-button flush. There is mosaic tiled flooring, attractive tiling to the walls, recessed lighting to the ceiling, a chrome ladder-style radiator, a double-glazed bank of windows with obscure glass and tiled surround to the side elevation, an extractor fan, and fitted shelving ideal for toiletries and towels.





EXTERNAL

FRONT GARDEN

The property occupies a generous corner plot, featuring a driveway which provides off-street parking and leads to the attached garden. The front garden is relatively low maintenance, boasting a beautiful cobbled pathway leading to the front door and a blue slate gravel area with well-stocked flower and shrub beds and part-wall and part-fenced boundaries. To the other side of the driveway is a fabulous lawn garden which sweeps down the side of the property and benefits from well-stocked borders. A pathway also leads down the side of the property to a gate which encloses the rear garden. There is an external double plug point and external security lights.

REAR GARDEN

Externally to the rear, the property enjoys a fabulous, well-proportioned garden which is laid predominantly to lawn with various flower and shrub beds and raised planters. There is a flagged patio ideal for al fresco dining and barbecuing, as well as an external tap, external lights, an ornamental pond, and fenced boundaries.

Garage

Single Garage

Driveway

2 Parking Spaces



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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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.

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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



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