



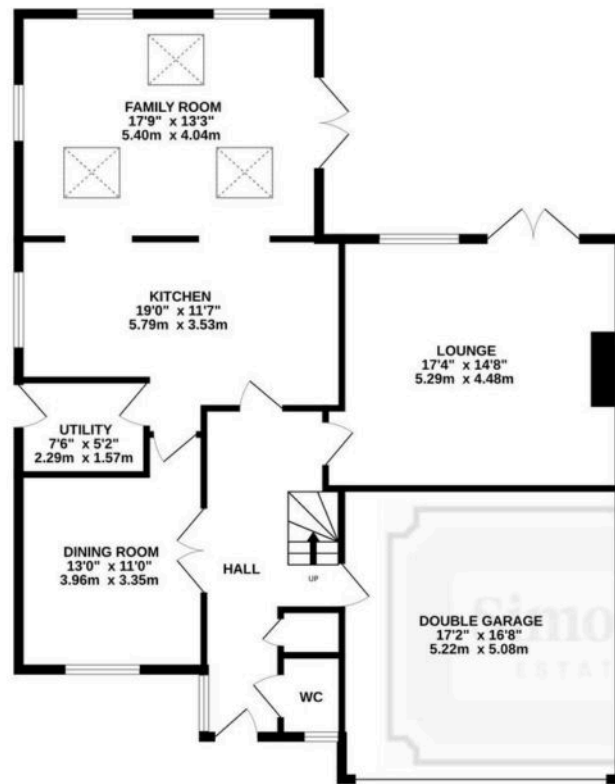
## Grenoside View, Kirkburton

Huddersfield, HD8 0GT

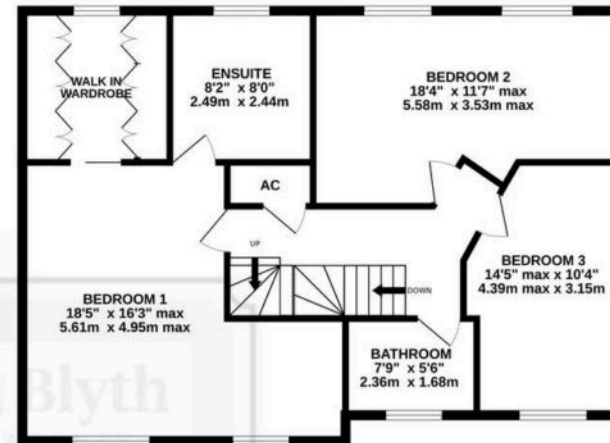
Offers in Region of **£599,999**



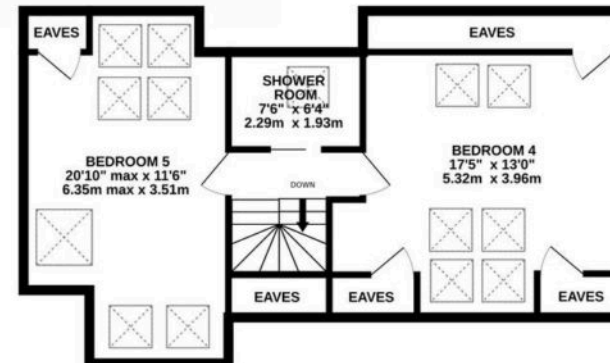
# GROUND FLOOR



# 1ST FLOOR



# 2ND FLOOR



# GRENOSIDE VIEW

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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## 14 Grenoside View

Kirkburton, Huddersfield, HD8 0GT

AN EXECUTIVE, DETACHED, FIVE DOUBLE BEDROOM, FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS THREE FLOORS. FINISHED TO A HIGH SPECIFICATION THROUGHOUT, THE PROPERTY BOASTS A FABULOUS, OPEN-PLAN DINING KITCHEN AND FAMILY ROOM, A PRINCIPAL BEDROOM WITH WALK-IN WARDROBE AND EN-SUITE BATHROOM, AND A VERSATILE SUMMERHOUSE.

THE PROPERTY IS SITUATED IN THE HIGHLY DESIRABLE VILLAGE OF KIRKBURTON, IS IN CATCHMENT FOR WELL-REGARDED SCHOOLING, CLOSE TO AMENITIES, AND WITH CONVENIENT ACCESS TO COMMUTER LINKS.





The property accommodation briefly comprises entrance hall, downstairs w.c., lounge, dining kitchen and family room, utility room, formal dining room, and integral garage to the ground floor. To the first floor are three double bedrooms, with the principal bedroom benefitting from a walk-in wardrobe and en-suite, and the house bathroom.

To the second floor, there are two further double bedrooms with ample skylight windows and under eaves storage, and a shower room.

Externally, the property features a low maintenance garden to the front with block paved driveway leading to the integral garage. To the rear is a fabulous, enclosed garden with artificial lawn, superb raised decked area, space and provisions for a hot tub, and a versatile summerhouse.

Tenure Freehold.

Council Tax Band E.

EPC Rating C.



## GROUND FLOOR

### ENTRANCE HALL

19' 10" x 6' 10" (6.05m x 2.08m)

Enter into the property through a double-glazed front door with obscure glazed inserts and leaded detailing. The entrance hall features attractive, high-quality flooring, inset spotlighting to the ceiling, decorative coving, a vertical cast-iron column radiator, a double-glazed window to the side elevation, and oak doors providing access to the downstairs w.c., two reception rooms, the kitchen, a cloaks cupboard, and the double integral garage. A kite winding, oak staircase with glazed balustrade proceeds to the first floor.

### DOWNSTAIRS W.C.

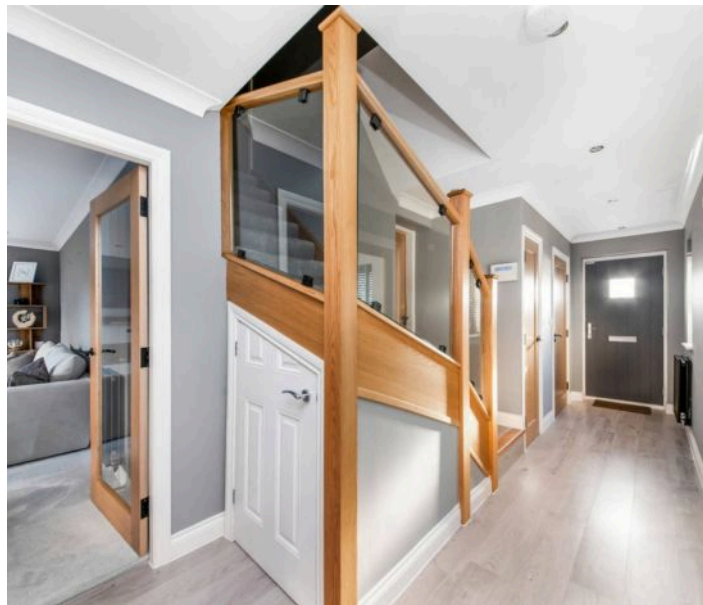
5' 8" x 2' 9" (1.73m x 0.84m)

The downstairs w.c. features a continuation of the attractive flooring from the entrance hall. There is a white, two-piece suite comprising a low-level w.c. with push-button flush and a pedestal wash hand basin with chrome taps and tiled splashback. Additionally, there is a radiator, a ceiling light point, and a double-glazed window with obscure glass to the front elevation.

### LOUNGE

17' 4" x 14' 8" (5.28m x 4.47m)

The lounge is a generously proportioned, light and airy reception room which features decorative coving to the ceiling, inset spotlighting, a radiator, a double convector cast-iron radiator, a double-glazed window to the rear elevation, and double-glazed French doors with integrated blinds providing direct access to the gardens. The focal point of the room is the media wall unit with wall-mounted, remote-controlled, electric fireplace, space for a sound bar, and provisions for a wall-mounted television.





#### **DINING ROOM**

13' 0" x 11' 0" (3.96m x 3.35m)

The formal dining room is a useful and versatile second reception room which features a bank of double-glazed windows to the front elevation, decorative coving to the ceiling, a central ceiling light point, and a radiator.

#### **DOUBLE INTEGRAL GARAGE**

17' 2" x 16' 8" (5.23m x 5.08m)

The garage features a remote-controlled, up-and-over, sectional door, as well as lighting, ample LED baton lighting, hot and cold water taps, and a loft hatch providing access to a useful storage area.



## KITCHEN

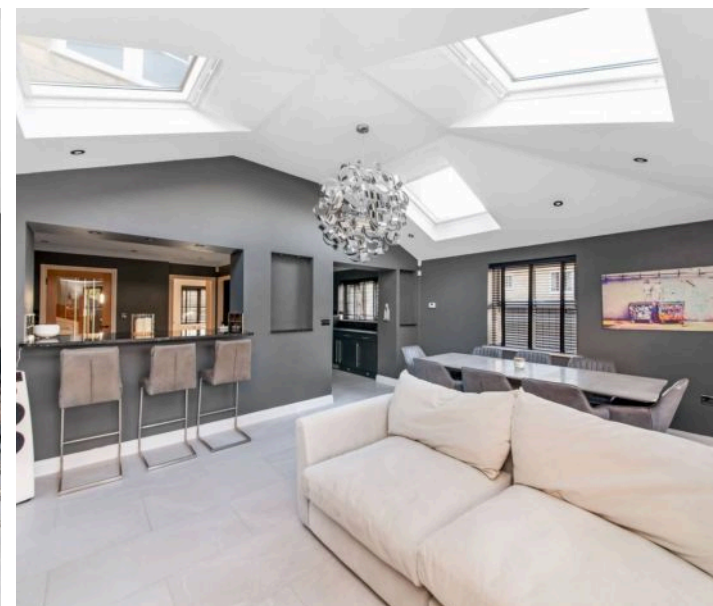
19' 0" x 11' 7" (5.79m x 3.53m)

The kitchen features a wide range of high-quality, fitted wall and base units with shaker-style cupboard fronts and complementary granite work surfaces over, which incorporate a one-and-a-half-bowl, composite sink and drainer unit with chrome mixer tap. There are built-in appliances, including a five-ring gas on glass hob with canopy-style cooker hood over, an electric double oven, and a dishwasher. The kitchen features a matching granite upstand to the work surface, high-gloss, brick-effect tiling to the splash areas, decorative coving to the ceiling, a radiator, attractive tiled flooring, under unit lighting, plinth lighting, and a plinth heater. Oak doors provide access to the formal dining room and the utility room, and the high-quality flooring continues seamlessly into the family room.

## FAMILY ROOM

17' 9" x 13' 3" (5.41m x 4.04m)

The family room benefits from a wealth of natural light cascading through the triple-aspect windows and three skylights. There is a central chandelier point, inset spotlighting, double-glazed French doors with integrated blinds providing direct access to the gardens, and a feature breakfast bar made out of the original window opening into the kitchen which features recessed spotlighting over.





## UTILITY ROOM

7' 6" x 5' 2" (2.29m x 1.57m)

The utility room features fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a single-bowl, stainless-steel sink and drainer unit with chrome taps. There is high-gloss, brick-effect tiling to the splash areas, under unit lighting, plumbing and provisions for an automatic washing machine, space for a tumble dryer, inset spotlighting to the ceiling, attractive tiled flooring, a radiator, and a double-glazed external door with obscure glazed inserts to the side elevation.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which features an oak handrail with glazed balustrade over the stairwell head, inset spotlighting to the ceiling, a vertical cast-iron column radiator, and oak doors providing access to three well-proportioned double bedrooms, the house bathroom, and the hot water cylinder cupboard. There is a useful under stairs storage cupboard and a further kite winding oak staircase with glazed balustrade rising to the second floor accommodation.



## **BEDROOM ONE**

18' 5" x 16' 3" (5.61m x 4.95m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. The room benefits from a walk-in wardrobe, an en-suite shower room, and a dressing area. There is decorative coving to the ceiling, inset spotlighting, a ceiling light point, a ceiling-mounted integrated speaker system, and a double convector radiator.

## **BEDROOM ONE WALK-IN WARDROBE**

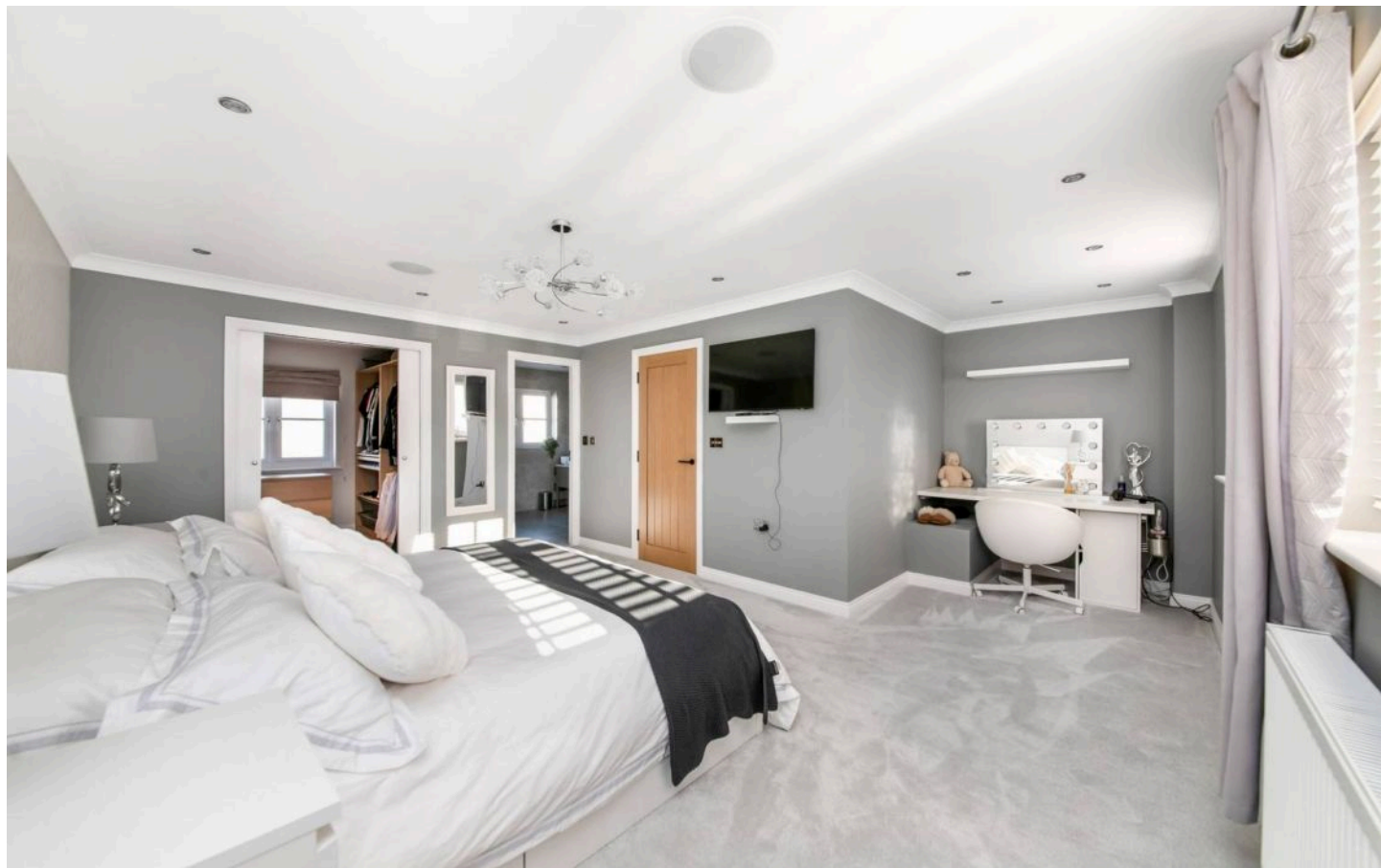
8' 7" x 8' 5" (2.62m x 2.57m)

The walk-in wardrobe features remote sensor inset spotlighting to the ceiling, a bank of double-glazed windows to the rear elevation, a radiator, and offers ample space for either freestanding or fitted wardrobes to either side of the room.

## **BEDROOM ONE EN-SUITE WET ROOM**

8' 0" x 8' 2" (2.44m x 2.49m)

The en-suite wet room features a contemporary, four-piece suite comprising of a wet room shower with thermostatic rainfall showerhead and separate handheld attachment, twin broad wash hand basins set upon a freestanding vanity unit with granite top and chrome Monobloc mixer taps, and a low-level w.c. with concealed cistern and push-button flush. There is attractive tiling to the walls, tiled floors with underfloor heating, inset spotlighting to the ceiling, a chrome ladder-style radiator, an extractor vent, a shaver point, an LED backlit vanity mirror, and a bank of double-glazed windows with obscure glass to the rear elevation.







## BEDROOM TWO

18' 4" x 11' 7" (5.59m x 3.53m)

Bedroom two is another generously proportioned, light and airy, double bedroom with ample space for freestanding furniture. The room benefits from two banks of double-glazed windows to the rear elevation with pleasant views across the property's gardens. There is inset spotlighting to the ceiling, two vertical column cast-iron radiators, and two ceiling light points / reading light points.

## BEDROOM THREE

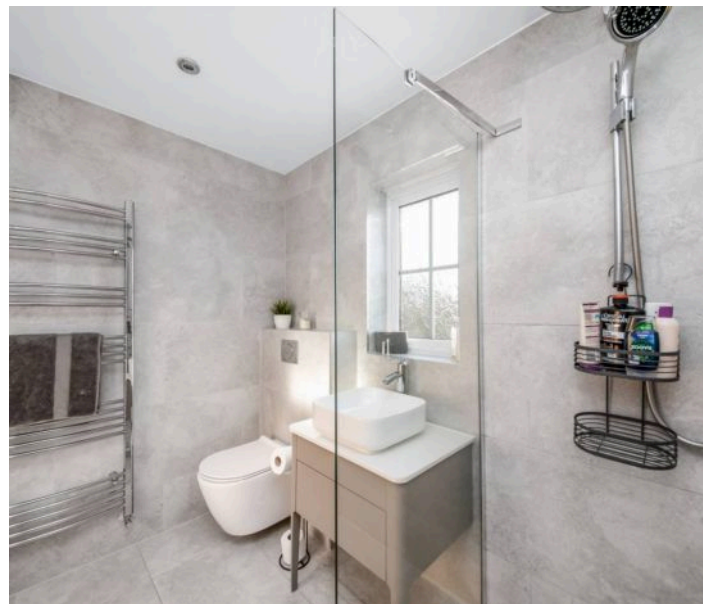
14' 5" x 10' 4" (4.39m x 3.15m)

Bedroom three is a light and airy double bedroom with ample space for freestanding furniture. The room benefits from decorative coving to the ceiling, a radiator, inset spotlighting to the ceiling, and a bank of double-glazed windows to the front elevation, offering a pleasant view across the recreational playground.

## HOUSE BATHROOM

7' 9" x 5' 6" (2.36m x 1.68m)

The house bathroom features a modern, three-piece suite comprising a wet room style shower with thermostatic rainfall showerhead, separate handheld attachment and fixed glazed shower guard, a broad wash hand basin set upon a freestanding vanity drawer unit with granite top and chrome Monobloc mixer tap, and a low-level w.c. with concealed cistern and push-button flush. There is attractive tiling to the walls, tiled flooring with underfloor heating, inset spotlighting to the ceiling, an extractor vent, a double-glazed window with obscure glass to the front elevation, and a tall-standing, chrome, ladder-style radiator.





## SECOND FLOOR

### SECOND FLOOR LANDING

Taking the staircase from the first floor landing, you reach the second floor, which features a double-glazed skylight window with integrated blind, an oak banister with glazed balustrade over the stairwell head, oak doors providing access to two further double bedrooms, inset spotlighting to the ceilings, a useful under-eaves storage area, and an opaque glazed pocket door providing access to the second floor shower room.

### BEDROOM FOUR

17' 5" x 13' 0" (5.31m x 3.96m)

Bedroom four is a generously proportioned, light and airy double bedroom which benefits from dual-aspect banks of skylight windows with integrated blinds. The room can accommodate a double bed with ample space for freestanding furniture, and there is inset spotlighting to the ceiling, a vertical column radiator, and ample under-eaves storage cupboards.

### BEDROOM FIVE

20' 10" x 11' 6" (6.35m x 3.51m)

Bedroom five is another generously proportioned double bedroom with ample space for freestanding furniture and an additional area which could be utilised as a study area or dressing area and features double-glazed skylight windows with integrated blinds, an inset spotlight to the ceiling, and ample plug points. The main portion of the bedroom features five double-glazed skylight windows providing fantastic, open-aspect views over rooftops and across the valley. There is ample under-eaves storage, inset spotlighting to the ceiling, and a vertical cast-iron column radiator.





#### **SHOWER ROOM**

7' 6" x 6' 4" (2.29m x 1.93m)

The shower room is accessed via an opaque glazed pocket door from the second floor landing and is furnished with a modern, three-piece suite comprising a wet room style shower with thermostatic shower and fixed glazed shower guard, a low-level w.c. with concealed cistern and push-button flush, and a broad wash hand basin set upon a freestanding vanity unit with granite top, drawer units beneath and wall-mounted Monobloc mixer tap. There is attractive tiled flooring with underfloor heating, tiling to the walls and ceiling, inset spotlighting, an extractor fan, and a double-glazed skylight window with integrated blind which provides fantastic open-aspect views.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a block paved driveway with parking for multiple vehicles and leading to the integral double garage. There is also a low maintenance gravelled area which sweeps to one side and leads to a gate which provides access to the rear garden.

### REAR GARDEN

Externally to the rear, the property enjoys a fabulous, enclosed and low maintenance garden which features a superb raised decked area, ideal for al fresco dining, barbecuing and entertaining, and with space and provisions for a hot tub. There is an artificial lawn with part-wall and part-fence boundaries, and the decking area is also home to a fabulous summerhouse (12'9" x 9'4"), which has lighting and power in situ, windows to the front elevation, and is a great space for sheltered outdoor entertaining or for use as a home office / hobby room. There are various external up-and-down lights, external double plug points, an external tap, inset spotlights to the soffits and fascias of the family room, and gates to either side of the property.

### DOUBLE GARAGE

2 Parking Spaces

### 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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## **FREE VALUATIONS**

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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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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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