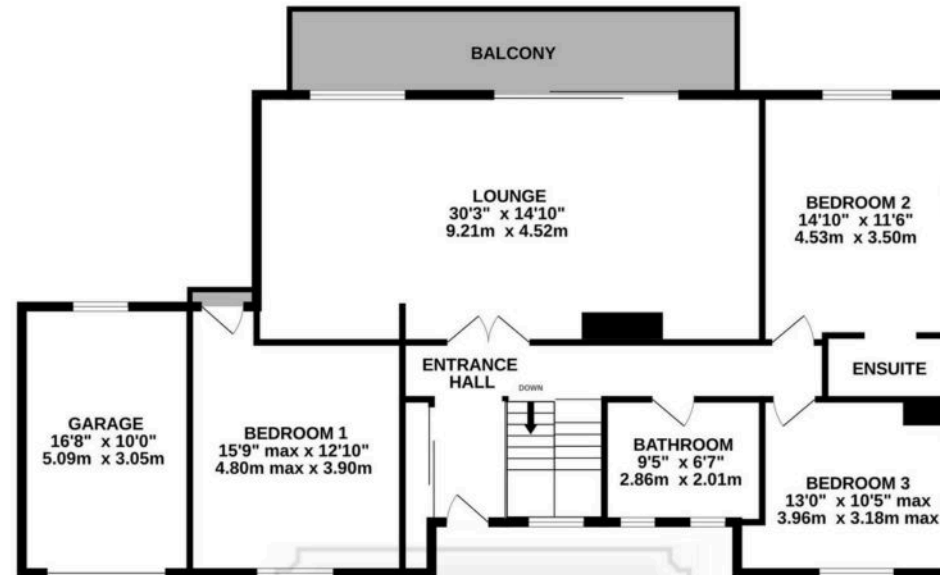




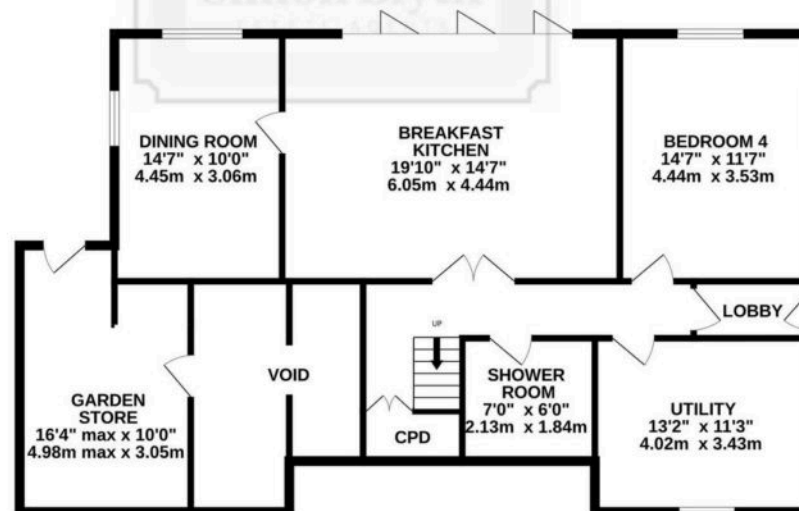
Foxglove Road, Almondbury
Huddersfield, HD5 8LW

Offers in Region of **£600,000**

GROUND FLOOR



LOWER GROUND FLOOR



FOXGLOVE 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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12 Foxglove Road

Almondbury, Huddersfield, HD5 8LW

A UNIQUE, DETACHED, FAMILY HOME SITUATED AT THE SOUGHT AFTER ADDRESS OF FOXGLOVE ROAD, ALMONDBURY. OCCUPYING A PARTICULARLY ENVIABLE POSITION, BOASTING PANORAMIC OPEN ASPECT VIEWS ACROSS BENOMLEY WOODS AND WITH FAR REACHING VIEWS ACROSS THE VALLEY. THE PROPERTY OFFERS UP-SIDE DOWN STYLE ACCOMMODATION, TAKING ADVANTAGE OF THE PLEASANT OUTLOOK AND HAS GENEROUS GARDENS COMPLIMENTED BY SPACIOUS AND VERSATILE ACCOMMODATION. VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION, FANTASTIC PLOT AND BEAUTIFUL VIEWS ON OFFER.





The accommodation briefly comprises of entrance hall, spacious lounge with balcony, three double bedrooms and the house bathroom, bedroom one having ensuite shower room facilities. To the lower ground floor there is an inner hallway, breakfast kitchen with bi-fold doors, formal dining room, utility room, lobby and bedroom four. There is an attached garage and an externally accessed garden store to the lower ground floor.

Externally to the front, there is a substantial driveway for parking with space for turning and leading to the garage, with lawn and shrubs. The rear gardens are truly impressive with fantastic lawn area, flagged patio area ideal for alfresco dining and with well stocked flower and shrub beds.

Tenure Freehold.

EPC Rating D.

Council Tax Band F.





GROUND FLOOR

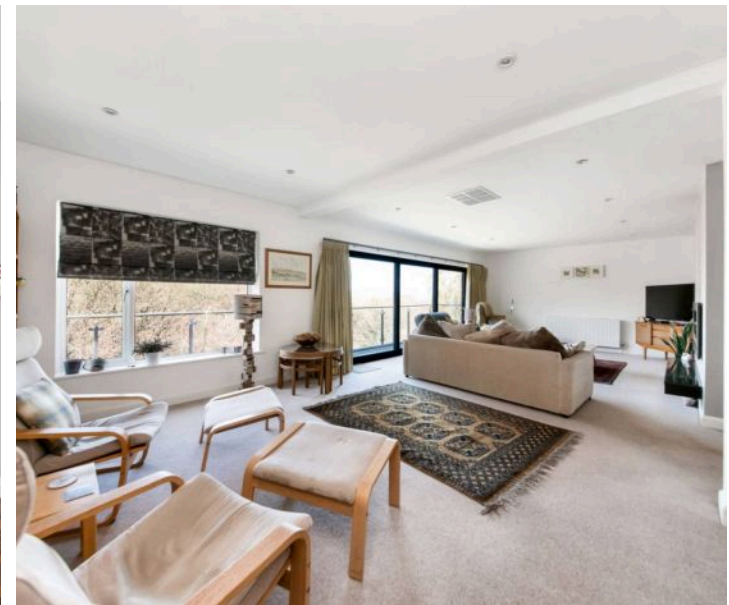
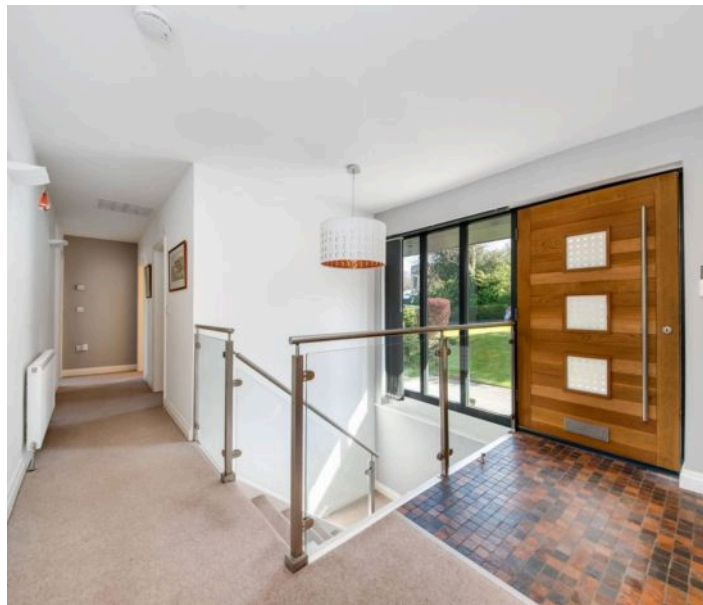
ENTRANCE HALL

Enter into the property through a beautiful, timber and glazed, double-glazed front door. The entrance hall enjoys a great deal of natural light which cascades through the bank of double-glazed, three-quarter-depth windows to the front elevation, and features attractive tiled flooring, a useful cloaks cupboard with sliding oak doors, two wall light points, a chandelier point, a radiator, and doors providing access to the bedroom accommodation, the bathroom, and the open-plan living dining room. There is also a carpeted, kite-winding staircase descending to the lower ground floor with brushed chrome handrail and glazed balustrade.

LOUNGE

30' 3" x 14' 10" (9.22m x 4.52m)

The lounge is a generously proportioned, light and airy reception room which takes full advantage of the property's fabulous position with far-reaching views across the valley and pleasant woodland backdrop. Double-glazed, aluminium, sliding patio doors and a bank of windows provide the room with a great deal of natural light, and there is inset spotlighting to the ceiling, a radiator, and a wall-mounted open Stovax fire. The sliding doors also provide access out onto the superb balcony with glazed balustrade.





BEDROOM ONE

15' 9" x 12' 10" (4.80m x 3.91m)

Bedroom one is a generously proportioned, dual-aspect, double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation and a fabulous Juliet balcony to the rear elevation with brushed chrome handrail and glazed balustrade. The balcony offers a fabulous view across the property's gardens and of the tree-lined backdrop. There is inset spotlighting to the ceiling, a radiator, and a loft hatch with drop-down providing access to a useful attic space.

BEDROOM TWO

14' 10" x 11' 6" (4.52m x 3.51m)

Bedroom two is another light and airy, dual-aspect, double bedroom with ample space for freestanding furniture. The windows offer breath-taking views across the valley and of the tree-lined backdrop. There is inset spotlighting to the ceiling, a radiator, and a sliding, opaque glazed, pocket door providing access to an en-suite shower room.



BEDROOM TWO EN-SUITE WET ROOM

The en-suite features a three-piece suite comprising a wet room-style shower with thermostatic rainfall showerhead and separate handheld attachment, a wall-hung Jacuzzi wash hand basin with chrome monobloc mixer tap, and a low-level w.c. with concealed cistern and push-button flush. There is attractive tiled flooring, contrasting tiling to the walls, a ceiling light point, a chrome ladder-style radiator, an extractor fan, and a vanity mirror with LED top light.

BEDROOM THREE

13' 0" x 10' 5" (3.96m x 3.18m)

Bedroom three is a double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation offering pleasant views onto Foxglove Road, as well as a ceiling light point and a radiator.

HOUSE BATHROOM

9' 5" x 6' 7" (2.87m x 2.01m)

The house bathroom features a high-quality, modern, three-piece suite comprising an inset bath with bath end filler tap, tiled surround and thermostatic rainfall shower over, a low-level w.c. with push-button flush, and a broad wall-hung wash hand basin with vanity drawers beneath and chrome mixer tap over. There is natural slate mosaic tiled flooring with contrasting tiling to the walls, two double-glazed windows with obscure glass to the front elevation, a ceiling light point, an extractor fan, and a chrome ladder-style radiator.





LOWER GROUND FLOOR

Taking the staircase from the entrance hall, you reach the lower ground floor, which features beautiful, natural, slate, mosaic tiled flooring, a wall light point, a radiator, and a door providing access to a useful understairs storage cupboard.

OPEN-PLAN DINING KITCHEN

19' 10" x 14' 7" (6.05m x 4.45m)

The dining kitchen takes full advantage of fabulous, panoramic views to the rear elevation courtesy of double-glazed, anthracite, aluminium bi-fold doors. There is attractive hardwood flooring, inset spotlighting to the ceiling, and a radiator. The kitchen features a wide range of fitted wall and base units with handleless cupboard fronts and complementary quartz work surfaces over, which incorporate a one-and-a-half-bowl, inset, stainless steel sink and drainer unit with chrome mixer tap. There is space for a five-ring range cooker with stainless steel splashback and canopy-style cooker hood over, and integrated appliances including a fridge freezer and dishwasher. The centrepiece of the kitchen area is the breakfast island which has three ceiling light point over, and there are soft-closing doors and drawers and under-unit lighting. A multi-panel timber and glazed door provides access to the formal dining room.



FORMAL DINING ROOM

14' 7" x 10' 0" (4.45m x 3.05m)

This versatile room could be utilised in a variety of ways, including as a family room or as an occasional double bedroom. There is a continuation of the attractive, solid timber flooring from the dining kitchen, and there is inset spotlighting to the ceiling, a radiator, glazed display cabinets with inset spotlighting, and double-glazed banks of windows to the rear and side elevations.

SHOWER ROOM

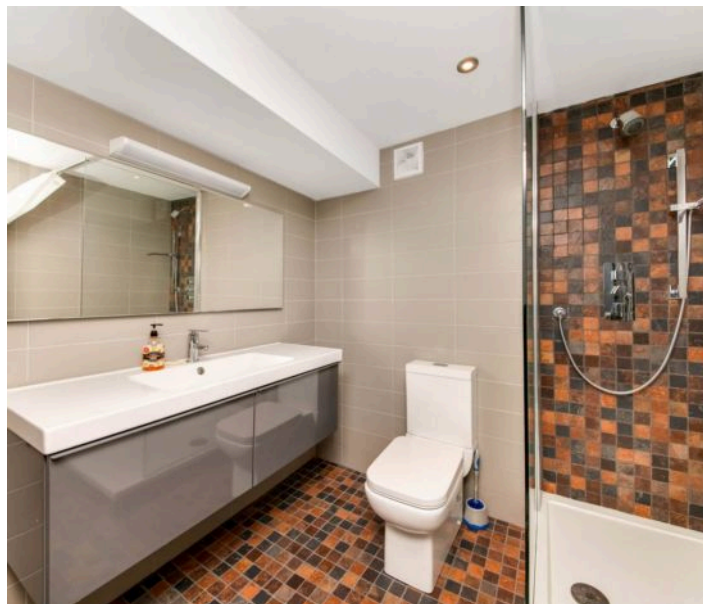
7' 0" x 6' 0" (2.13m x 1.83m)

The shower room features a contemporary three-piece suite comprising a fixed frame shower cubicle with thermostatic shower and separate handheld attachment, a low-level w.c. with push-button flush, and a broad-winged, wall-hung wash hand basin with vanity cupboards beneath and chrome monobloc mixer tap. There is attractive, natural slate, mosaic tiled flooring, tiling to the walls and splash areas, inset spotlighting to the ceiling, an extractor fan, a chrome ladder-style radiator, and a vanity mirror with LED light above.

UTILITY ROOM / BOOT ROOM

13' 2" x 11' 3" (4.01m x 3.43m)

The utility room features a bank of fitted base units with complementary rolled-edge work surface over, which incorporates a single-bowl, stainless steel sink and drainer unit with chrome mixer tap. There is mosaic tiling to the splash areas, space and provisions for an automatic washing machine, and ample plug points for further appliances including a tumble dryer and tall-standing fridge freezer unit. There is a fluorescent ceiling light point, a bank of double-glazed windows to the front elevation, and it also houses the wall-mounted boiler and hot water cylinder system.





HOME OFFICE / BEDROOM FOUR

14' 7" x 11' 7" (4.45m x 3.53m)

The home office enjoys a great deal of natural light and takes full advantage of fabulous, open-aspect views across the gardens and beyond through dual-aspect banks of windows to the rear and side elevations. There is a central ceiling light point, a radiator, and the room can accommodate a double bed with ample space for freestanding furniture.

SIDE ENTRANCE / LOBBY

The natural slate tile flooring continues through from the rear hallway into the side entrance / lobby, which features a central ceiling light point and a double-glazed external door with obscure glazed inserts to the side elevation.

GARDEN STORE

16' 4" x 10' 0" (4.98m x 3.05m)

The garden store is externally accessed from the rear garden via a composite door and is a useful and versatile space which could be utilised as a hobby room or further habitable accommodation such as a home office or playroom. There is lighting and power in situ and a door providing access to useful additional storage which also has lighting and power in situ.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a double driveway which provides off-street parking for multiple vehicles and ample turning space. The driveway then leads to the front of the property and to the attached garage. There are two lawn areas which are well-stocked with flower and shrub beds, pathways leading down the side of the property to the rear garden, and there is a canopy over the front door with inset spotlighting.

REAR GARDEN

Externally to the rear, the property features a fabulous lawn garden which sweeps across the side and rear of the property and boasts well-stocked flower and shrub beds and hedge boundaries. There is a superb veranda with glazed balustrade and artificial lawn which is an ideal space for al fresco dining, barbecuing and entertaining, and which takes full advantage of the tree-lined outlook. Immediately outside the bi-fold doors from the dining kitchen is a sheltered area with flagged patio and lighting above. There are various external lights and pathways leading down the side of the property to the driveway at the front.

DRIVEWAY

3 Parking Spaces

GARAGE

Single Garage





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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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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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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