



**Dobroyd, Wakefield Road, Denby Dale**  
Huddersfield, HD8 8SU

Best & Final Offers Over **£450,000**





**Dobroyd, 254a Wakefield Rd,  
Denby Dale, Huddersfield,  
HD8 8SU**

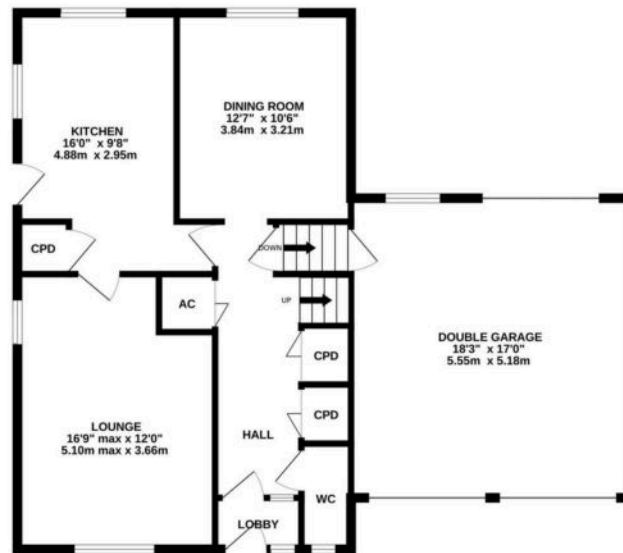
***\*\* This property is offered for sale via the  
Best and Final Offers method. All bids to be  
submitted to the Kirkburton office by  
Monday 30th June 2025 \*\****

A BEAUTIFULLY POSITIONED, DETACHED, FOUR BEDROOM FAMILY HOME WITHIN GARDENS AND GROUNDS THAT ARE SURE TO AMAZE AND OFFERING STUNNING VIEWS ACROSS THE VALLEY, TOWARDS WOODLAND AND FARMLAND. THIS SOUTHERLY-FACING HOME DOES REQUIRE SOME REJUVENATION AND OFFERS THE FORTUNATE PURCHASER A HUGE AMOUNT OF SCOPE TO ENHANCE THE ALREADY SPACIOUS ACCOMMODATION OR INDEED TO EXTEND AND UTILISE THE PROPERTY'S LARGE PLOT. THE PROPERTY IS A SHORT WALK AWAY FROM DENBY DALE'S VARIED FACILITIES, INCLUDING SCHOOL, SHOPS, PUB, RESTAURANTS, CHURCH AND TRAIN STATION.

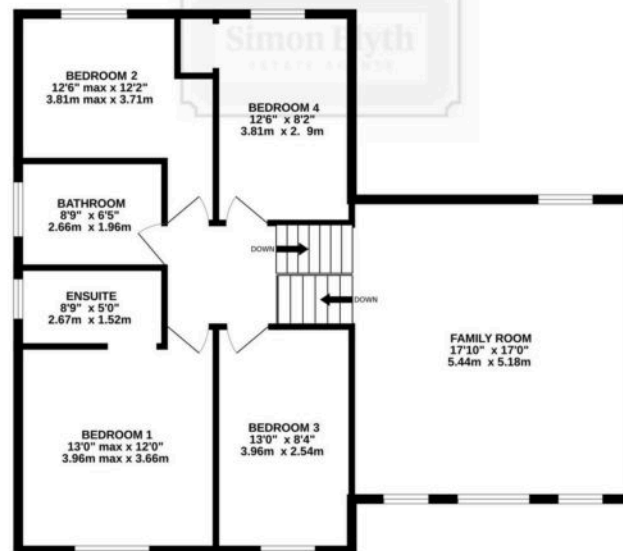




# GROUND FLOOR



# 1ST FLOOR



WAKEFIELD 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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The accommodation briefly comprises entrance hall, downstairs w.c., and then a combination of three rooms including family room, kitchen and dining room which are currently separate but could easily create a superb living dining kitchen with views to both the front and rear (subject to necessary works and consent). A staircase leads down to the integral double garage, while a further staircase leads up to a superb sitting room with high angled and beamed ceiling and views to the front and rear. To the first floor are four well-proportioned bedrooms, with bedroom one benefitting from en-suite, and a house bathroom. The large gardens need to be seen to be truly appreciated, particularly the extensive rear gardens. In terms of accessibility, the property is located in an elevated position above Wakefield Road and is approximately 9 miles away from junction 39 on the M1 motorway.

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







## GROUND FLOOR

### ENTRANCE VESTIBULE

Enter into the property through a high-quality, uPVC door with obscure glazed inserts and matching panels above and to one side. The entrance vestibule features a ceramic tiled flooring and a timber and glazed with glazed screen to one side leading into the entrance hallway.

### ENTRANCE HALLWAY

The entrance hallway is of a particularly good size with a high ceiling height and doors providing access to the integral double garage, cloaks cupboards, the downstairs w.c., the living room, the breakfast kitchen, and the dining room.

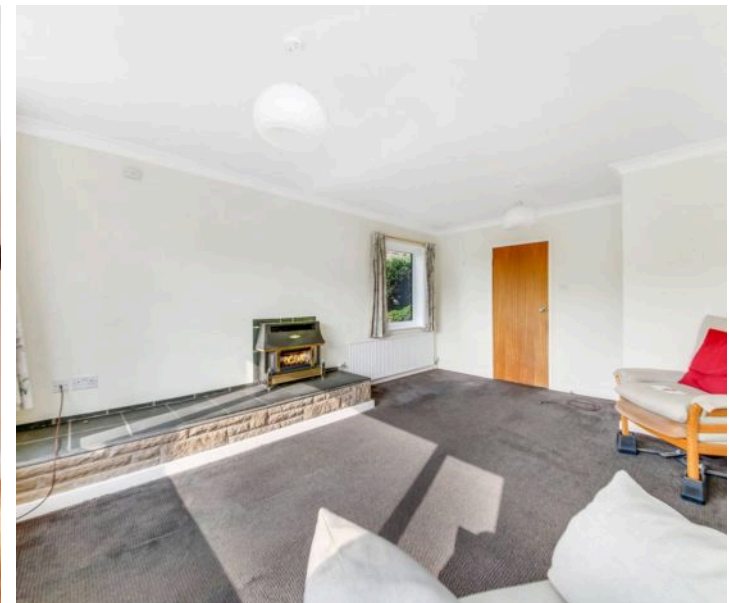
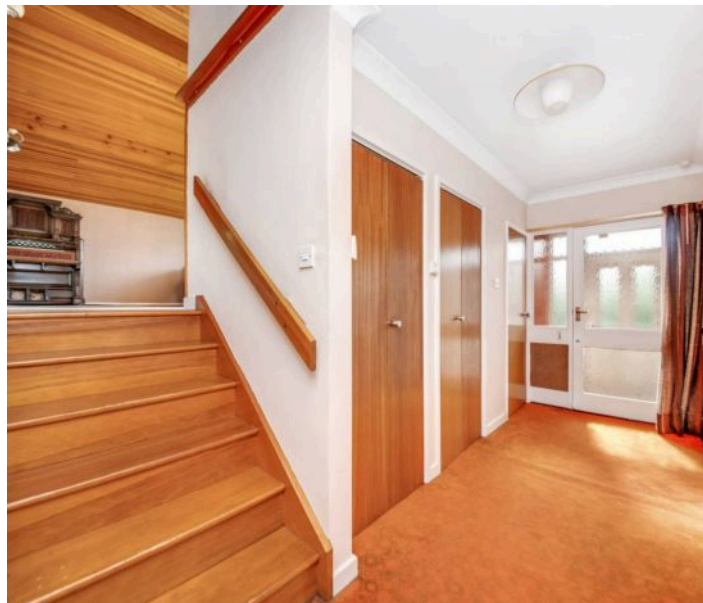
### DOWNSTAIRS W.C.

The downstairs w.c. features ceramic tiling to the floor and to the full ceiling height on the walls, a window, a low-level w.c. and a wash hand basin.

### LIVING ROOM

16' 9" x 12' 0" (5.11m x 3.66m)

The living room has direct access through to the breakfast kitchen and would make a superb dining living kitchen (subject to necessary works), particularly with the fabulous, long-distance views out over the front gardens and of the valley scene beyond. This true picture window provides a stunning view and a huge amount of natural light. There are two ceiling light points, coving to the ceiling, and a fireplace with gas coal-burning-effect fire.





### **BREAKFAST KITCHEN**

16' 0" x 9' 8" (4.88m x 2.95m)

The breakfast kitchen has a window to the rear giving a lovely view out over the extensive rear gardens, a further good-sized window to the side providing a large amount of natural light, and a uPVC door with obscure glazed inserts providing direct access out to the side/rear gardens. The kitchen is of a good size with high ceiling height, and features units to both the high and low level with a large amount of working surfaces, which incorporate a double-bowl stainless steel sink unit and further stainless steel sink unit. There is plumbing for a dishwasher, an electric cooker point, and a pantry storage cupboard.

### **DINING ROOM**

12' 7" x 10' 6" (3.84m x 3.20m)

As previously mentioned, the dining room could adjoin the kitchen to make a significantly larger space with lovely views over the beautiful rear gardens. The dining room benefits from a large window and a central ceiling light point.





### OPEN-PLAN SITTING ROOM

17' 10" x 17' 0" (5.44m x 5.18m)

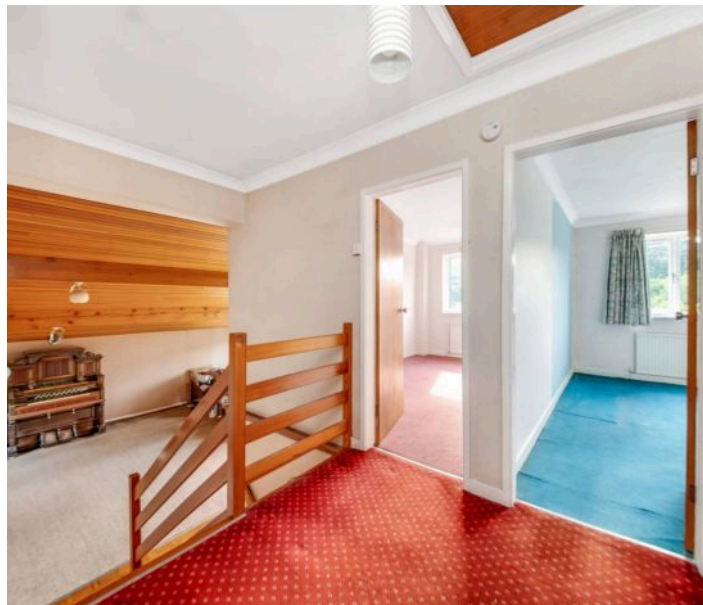
A timber staircase rises up to a half-landing area and a superb open-plan sitting room. Being particularly stylish, this room has a high-angled and beamed ceiling with beautiful timber boarding. There are three windows of graduated sizes which give a stunning view out over the wonderful, rural scene beyond, and a further window which overlooks the rear gardens.



### FIRST FLOOR

#### FIRST FLOOR LANDING

The staircase with polished timber handrail and balustrading then rises up to the first floor level. The landing features a loft access point and doors providing access to four bedrooms and the house bathroom.







### **BEDROOM ONE**

13' 0" x 12' 0" (3.96m x 3.66m)

Bedroom one is a lovely double bedroom with a spectacular view courtesy of a broad window, and a ceiling light point.

### **BEDROOM ONE EN-SUITE**

8' 9" x 5' 0" (2.67m x 1.52m)

The en-suite features a three-piece suite comprising a low-level w.c., a vanity unit with wash hand basin, and a good-sized shower. There is appropriate tiling and an obscure glazed window to the side elevation.

### **BEDROOM TWO**

12' 6" x 12' 2" (3.81m x 3.71m)

Offering a lovely outlook over the rear gardens, this good-sized double room features coving to the ceiling and a ceiling light point.





### BEDROOM THREE

13' 0" x 8' 4" (3.96m x 2.54m)

Bedroom three offers a fabulous outlook to the front courtesy of a large window, coving to the ceiling and a radiator.

### BEDROOM FOUR

12' 6" x 8' 2" (3.81m x 2.49m)

Bedroom four is another good-sized room with a window to the rear elevation, providing a lovely view over the gardens. There is a ceiling light point and a built-in wardrobe/storage space.

### HOUSE BATHROOM

8' 9" x 6' 5" (2.67m x 1.96m)

The house bathroom is fitted with a three-piece suite comprising a low-level w.c., a panel bath, and a vanity unit with wash hand basin and storage cupboards beneath.

There is tiling to the 2/3 height on the walls, a large window with obscure glazing and a ceiling light point.







## EXTERNAL

### DRIVEWAY

3 Parking Spaces

### DOUBLE GARAGE

2 Parking Spaces

### FRONT GARDEN

Dobroyd enjoys a stunning position, being elevated above the road and offering a wonderful woodland and rural view across the valley. The property offers a great deal of scope, as shown by the neighbouring properties which have created garage extensions to the front with balconies above. Boasting an unique driveway with a good amount of parking and turning space, the driveway leads to the integral double garage, which has a personal door through to the property's accommodation and also a further garage door to the rear. The driveway then leads round the entirety of the property to this further garage door. Though this is now obscured by steps leading up to the side door and the placement of a garden shed, we are reliably informed that the previous vendors would drive a caravan round the side of the property and then drive the car through the garage back to the front of the property. At the very least, the double garage provides garaging for two vehicles and a doorway giving access to the rear. The front gardens are mature, with a lawn area, part-hedge and part-fence boundaries, and enjoy the stunning views.





## REAR GARDEN

The rear gardens are quite simply fantastic. Time should be allowed when viewing this property to walk to the very top of the garden which is much further than might first be imagined and features a 'secret' garden concealed by mature shrubbery and trees, which is principally down to lawn and features a former pergola which at one time enjoyed tremendous views over the gardens and of the valley beyond. It should be noted that this was prior to the coniferous trees maturing as they have. The rear gardens are exceptionally private and lovely, and are also home to a good-sized greenhouse.

## DRIVEWAY

3 Parking Spaces

## DOUBLE GARAGE

2 Parking Spaces

















### **Additional Information**

The property has uPVC double glazing, gas-fired central heating, and an alarm system. Carpets, curtains and certain other extras may be available via separate negotiation.

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### **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**

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.**

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **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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