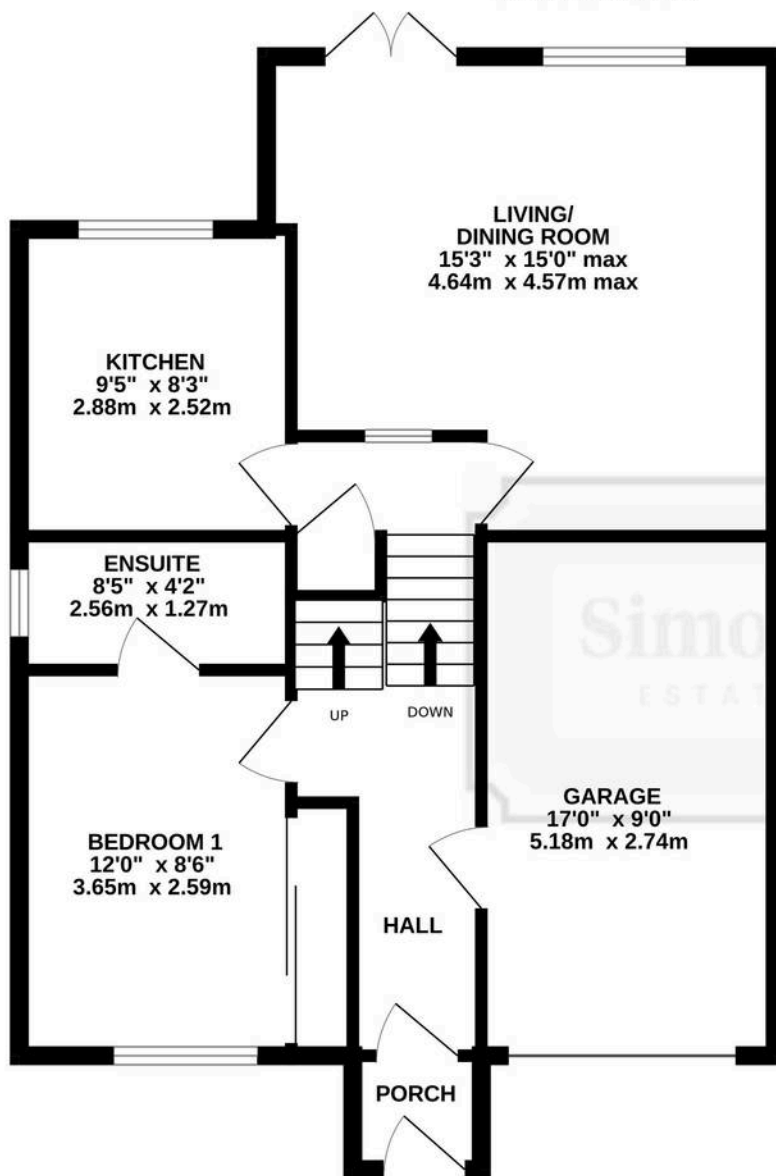




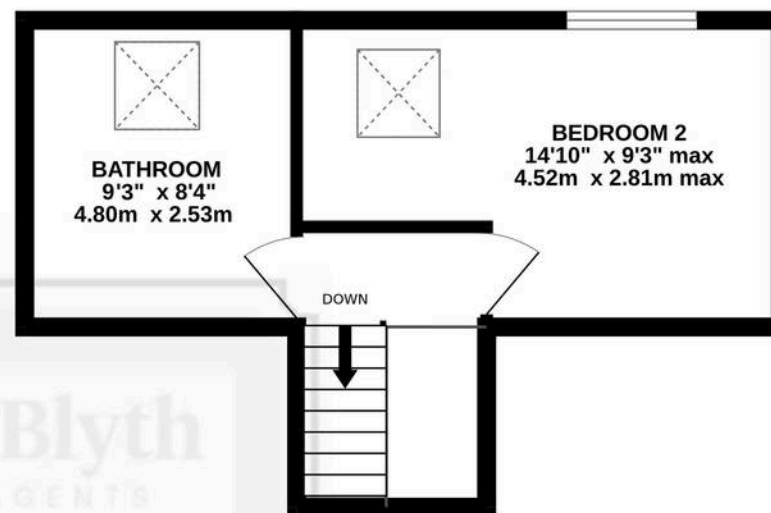
Woodchurch View, Thongsbridge
Holmfirth, HD9 7RX

Offers in Region of **£250,000**

GROUND FLOOR

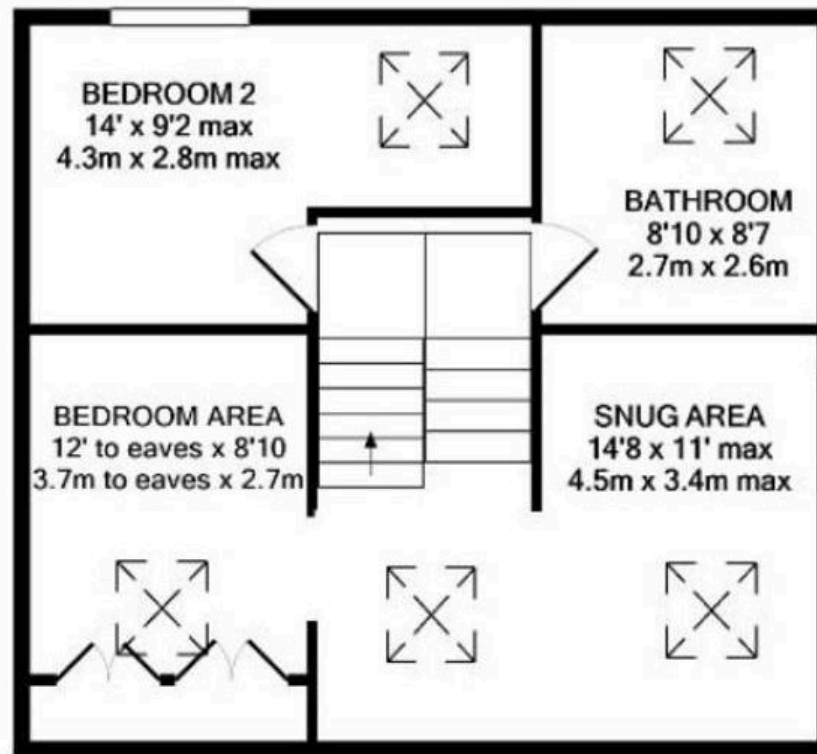


1ST FLOOR



WOODCHURCH 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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1ST FLOOR

WOODCHURCH VIEW

Measurements are approximate. Not to scale. Illustrative purposes only
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Alternative first floor layout to add two additional rooms.



4 Woodchurch View

Thongsbridge, Holmfirth, HD9 7RX

OCCUPYING A GREAT POSITION ON A QUIET CUL-DE-SAC SETTING IS THIS SEMI-DETACHED, TWO BEDROOM HOME ENJOYING PLEASANT OPEN ASPECT VIEWS TO THE REAR, OFFERING FLEXIBLE ACCOMMODATION AND BENEFITING FROM GENEROUS, LOW MAINTENANCE GARDEN TO THE REAR. SITUATED IN THE POPULAR VILLAGE OF THONGSBIDGE, THE PROPERTY IS A SHORT DISTANCE FROM AMENITIES AND THE NEIGHBOURING VILLAGE OF HOLMFIRTH, WITH COUNTRYSIDE WALKS NEAR BY AND IN A GREAT POSITION FOR COMMUTER LINKS. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND HAS PROSPECTS TO EXTEND IF REQUIRED (SUBJECT TO NECESSARY CONSENTS).

The property accommodation briefly comprises of entrance porch, hallway, bedroom one with en-suite shower room and integral garage, split level landing giving access to open plan living dining room and kitchen. To the first floor there is an additional double bedroom and bathroom. Externally there is a block paved driveway to the front, and with fantastic, low maintenance gardens to the rear with flagged patio and rockery.

Tenure Freehold.

Council Tax Band B.

EPC Rating D.



GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed PVC front door with obscure and stained glass inserts with leaded detailing into the entrance. There is hardwood flooring, decorative coving to the ceiling, a decorative dado rail, a central ceiling light point, and a timber and glazed door with stained glass inserts and leaded detailing proceeding into the hallway.

HALLWAY

The hallway features a decorative dado rail, coving to the ceiling, a radiator, a ceiling light point, multi-panel doors providing access to bedroom one and the integral garage, and a split-level staircase which descends to the lower ground floor accommodation (open-plan living dining room and breakfast kitchen) and rises to the first floor accommodation (bedroom two and house bathroom).

BEDROOM ONE

12' 0" x 8' 6" (3.66m x 2.59m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, a central ceiling light point, a radiator, and a bank of floor-to-ceiling fitted wardrobes with sliding mirrored doors, hanging rails and shelving in situ.

BEDROOM ONE EN-SUITE SHOWER ROOM

8' 5" x 4' 2" (2.57m x 1.27m)

The en-suite features a three-piece suite comprising a low-level w.c. with push-button flush, a pedestal wash hand basin, and a fixed frame shower cubicle with electric Mira Sport shower. There is vinyl flooring, tiling to the walls, a ceiling light point, an extractor fan, and a bank of double-glazed windows with obscure glass to the side.





INTEGRAL GARAGE

17' 0" x 9' 0" (5.18m x 2.74m)

The integral garage features an up-and-over door, lighting and power in situ, a cold water feed, and a loft hatch providing access to a storage area.

LOWER GROUND FLOOR

Taking the staircase from the hallway, you reach the lower ground floor, which features multi-panel timber doors providing access to the open-plan living dining room, the kitchen, and enclosing a useful understairs storage cupboard. There is decorative coving to the ceiling, a ceiling light point, and a window to the rear elevation with leaded detailing which provides borrowed light from the reception room.

KITCHEN

9' 5" x 8' 3" (2.87m x 2.51m)

The kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with brushed chrome mixer tap. The kitchen is equipped with high-quality, built-in Bosch appliances, including a four-ring gas hob with canopy-style cooker hood over, a waist-level fan assisted oven, a shoulder-level microwave combination oven, a fridge and an under-counter freezer unit. There is plumbing and provisions for an automatic washing machine, tiling to the splash areas, under-unit lighting, a plinth heater, a cupboard housing the recently fitted wall-mounted combination boiler, and a double-glazed bank of windows to the rear elevation which offers fantastic open-aspect views across the valley.

OPEN-PLAN LIVING DINING ROOM

15' 3" x 15' 0" (4.65m x 4.57m)

The living dining room is a generously proportioned reception room which enjoys a great deal of natural light cascading through the double-glazed bank of windows and double-glazed French doors to the rear elevation, which provide fantastic, panoramic views across the valley. There is decorative coving to the ceiling, a ceiling light point, two radiators, and the focal point of the room is the electric fireplace with attractive marble inset and surround.

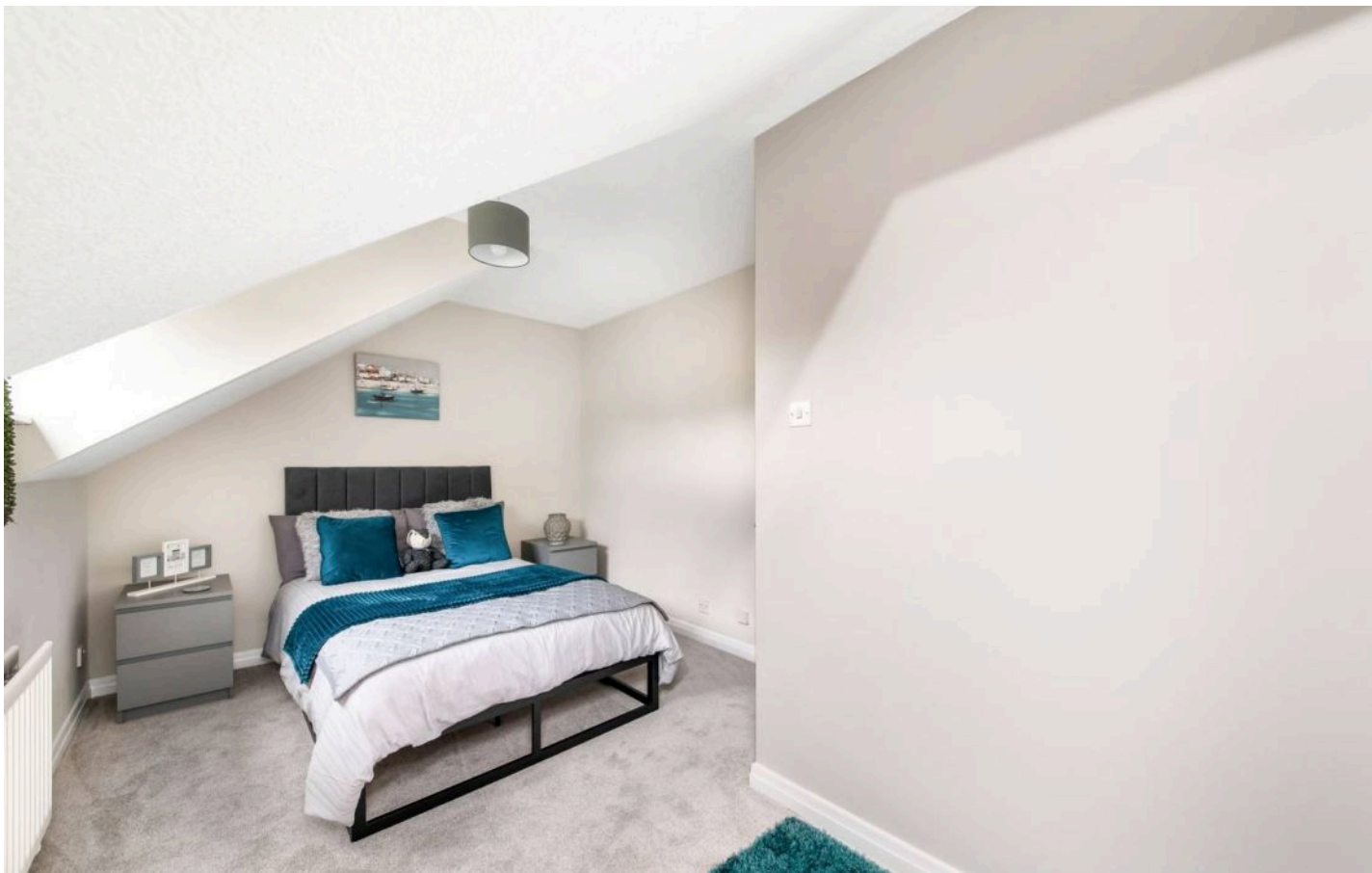


FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the hallway, you reach the first floor landing, which has a decorative dado rail, a ceiling light point, and a wooden banister with spindle balustrade over the stairwell head. Multi-panel timber doors provide access to bedroom two and the wet room. Please note that the first floor accommodation does have the capacity to create two further bedrooms; a precedence which has been set by neighbouring properties.





BEDROOM TWO

14' 10" x 9' 3" (4.52m x 2.82m)

Bedroom two is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, and a bank of double-glazed windows and a skylight window, taking full advantage of picturesque, open-aspect views over rooftops.

WET ROOM

15' 9" x 8' 4" (4.80m x 2.54m)

The wet room features a modern, three-piece suite comprising a broad wash hand basin with chrome monobloc mixer tap and vanity cupboards beneath, a low-level w.c. with push-button flush, and a wet room style shower with thermostatic Mira shower. There is tiling to the walls, a panelled ceiling with ceiling light point and extractor vent, a double-glazed skylight window with integral blind, a radiator, and a chrome ladder-style radiator.

LOFT SPACE

Please note that the first floor accommodation does have the capacity to create two further bedrooms; a precedence which has been set by neighbouring properties.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a block paved driveway which provides off-street parking and leads to the integral garage. There is a low maintenance rockery with flowers and shrubs, as well as a gravelled area. Steps lead down from the driveway to the front door and to a pathway which leads to the rear garden.

REAR GARDEN

Externally to the rear, the property enjoys a fabulous, low maintenance, enclosed garden which features an Indian stone flagged patio, ideal for al fresco dining and barbecuing. The patio area then leads to a further flagged patio with hardstanding for a garden shed, and a timber banister and balustrade which encloses the main portion of the garden. A gate then leads to a pathway which meanders through low maintenance yet well-stocked flower and shrub beds. The gardens enjoy fantastic open-aspect views across the valley. To the bottom of the garden is a rockery area which would be ideal for creating a further seating area to enjoy the afternoon and evening sun. There is an external tap, external lights and an external plug point.

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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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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