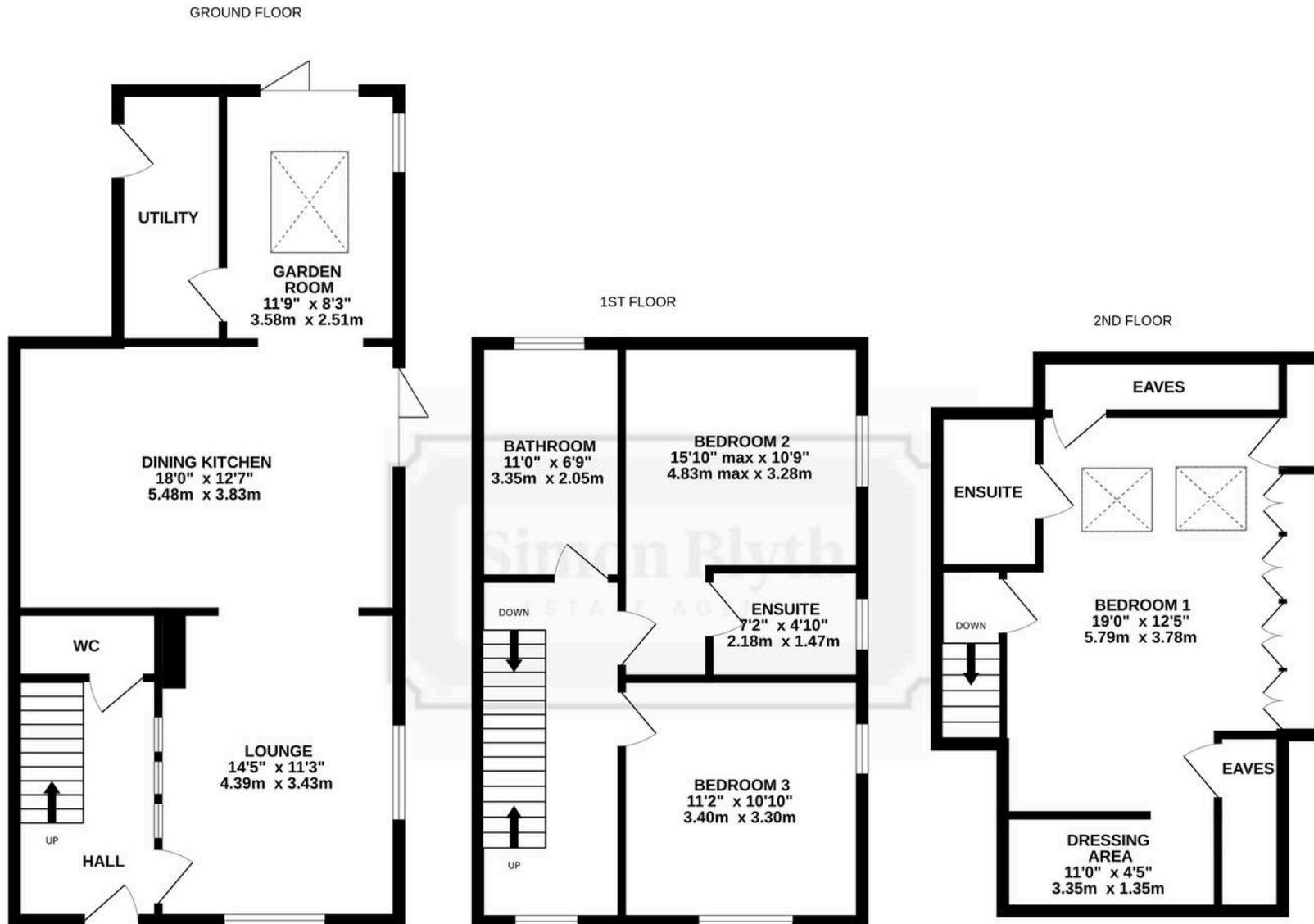




Old School Court, Denby Dale
Huddersfield, HD8 8GH

Offers in Region of **£475,000**



OLD SCHOOL COURT

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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2 Old School Court

Denby Dale, Huddersfield, HD8 8GH

A SUPERBLY PRESENTED, THREE DOUBLE BEDROOM, SEMI-DETACHED FAMILY HOME FINISHED TO A HIGH SPECIFICATION THROUGHOUT. BOASTING GARDEN ROOM WITH ROOF LANTERN, LANDSCAPE GARDEN TO THE REAR AND IMPRESSIVE PRINCIPAL BEDROOM WITH FITTED WARDROBES AND DRESSING ROOM WITH EN-SUITE SHOWER ROOM. SITUATED IN AN EXECUTIVE HAMLET OF HISTORICAL PERIOD PROPERTIES, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, downstairs WC, lounge, open plan dining kitchen, garden room and utility room to the ground floor. To the first floor there are two well proportioned double bedrooms and the house bathroom, bedroom to have an en-suite shower room. On the second floor is the principal bedroom with fitted wardrobes, under eaves storage, dressing room and en-suite shower room. Externally there is parking to the front of the property and an allocated space within the courtyard, to the rear of the property is a low maintenance and enclosed garden with flagged patio, artificial lawn and a raised composite decked area with glazed balustrade.

Tenure Freehold.

Council Tax Band C.

EPC Rating B.





GROUND FLOOR

ENTRANCE HALL

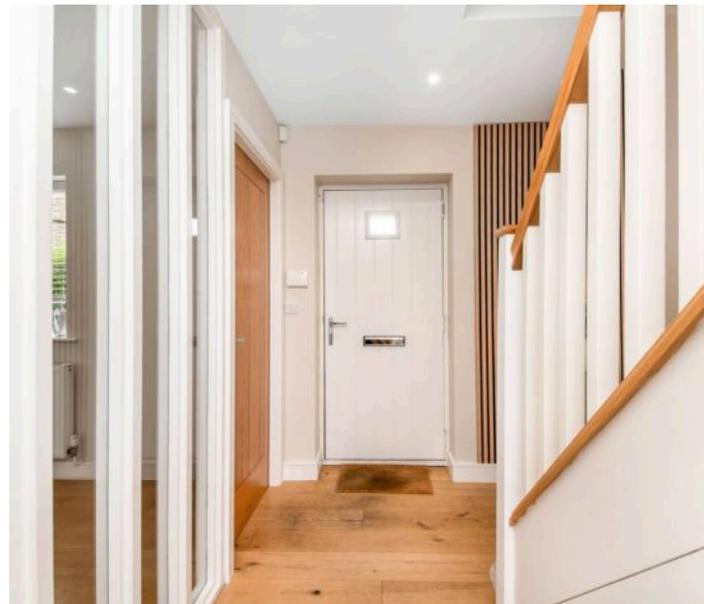
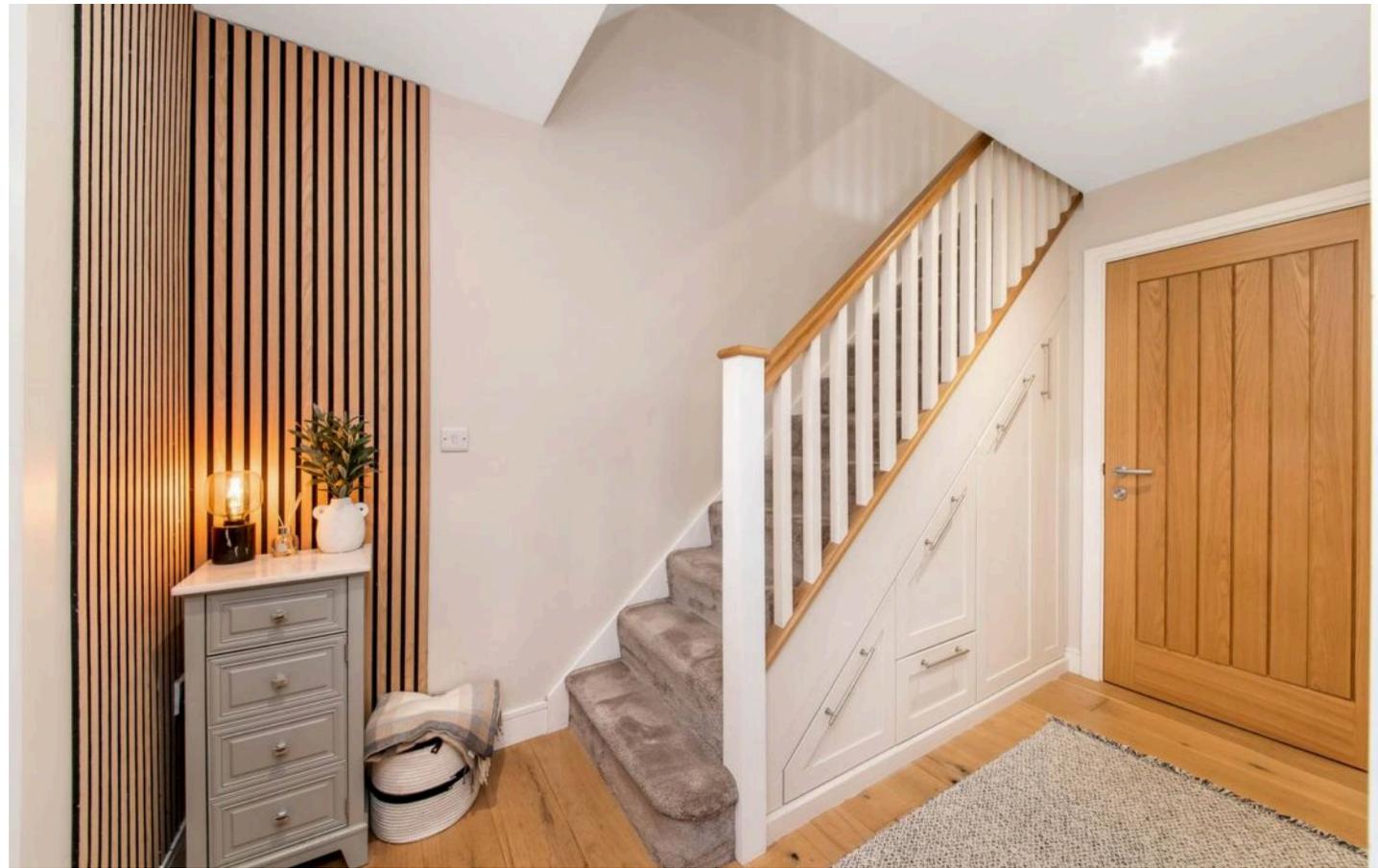
11' 0" x 6' 5" (3.35m x 1.96m)

Enter into the property through a double-glazed, composite front door. The entrance hall features oak flooring, inset spotlighting to the ceiling, a radiator, decorative wall panelling, a staircase with cupboards beneath rising to the first floor, and oak doors providing access to the downstairs w.c. and open-plan living dining kitchen. There is also a bank of floor-to-ceiling fitted windows which provide borrowed light to and from the lounge and hallway.

DOWNSTAIRS W.C.

6' 3" x 3' 0" (1.91m x 0.91m)

The w.c. features a continuation of the high-quality flooring from the entrance. There is a modern, white, two-piece suite comprising a low-level w.c. with push-button flush and a pedestal wash hand basin with tiled splashback and chrome monobloc mixer tap. There is inset spotlighting to the ceiling, an extractor fan, and a chrome ladder-style radiator.



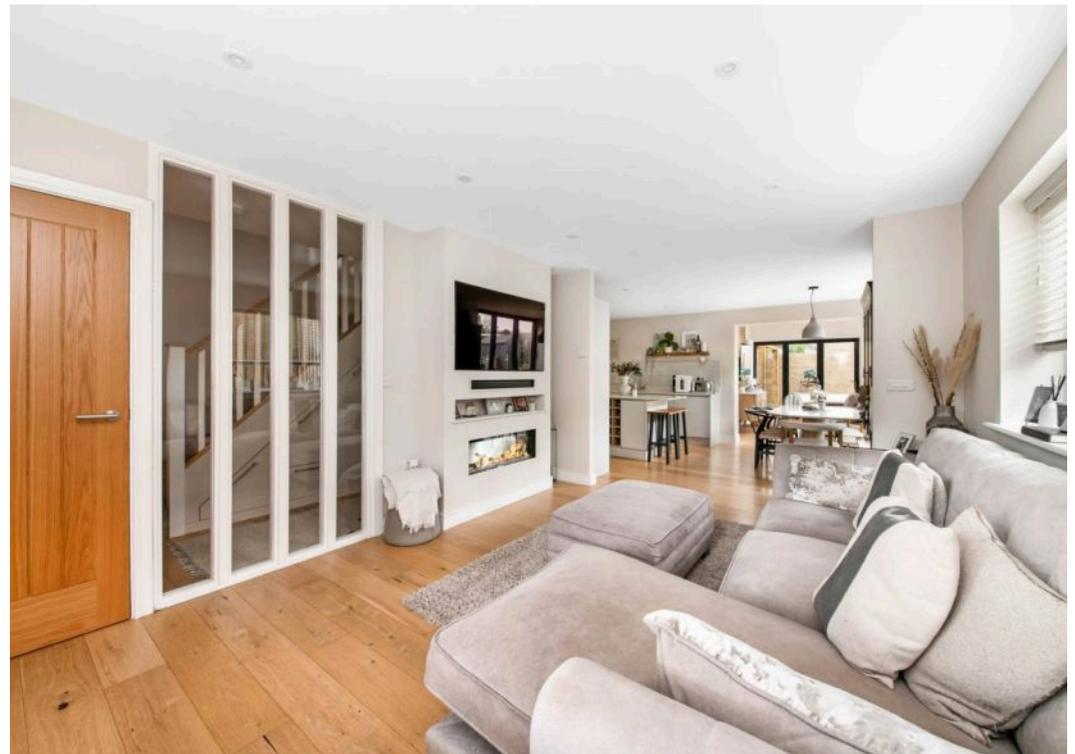


OPEN-PLAN LIVING DINING KITCHEN

14' 5" x 11' 3" (4.39m x 3.43m)

The high-quality flooring continues from the entrance hall into the living area, which enjoys a great deal of natural light cascading through double-glazed, dual-aspect windows to the front and side elevations. There is inset spotlighting to the ceiling, a radiator, and the focal point of the room is the bespoke media wall unit with wall-mounted, electric, remote-controlled fireplace, a display shelf with sound bar recess, and space for a flat screen TV. The living area then leads seamlessly into the open-plan dining kitchen area.

The dining kitchen enjoys a great deal of natural light courtesy of a bank of double-glazed, aluminium bi-fold doors to the side elevation. There is inset spotlighting to the ceiling, a ceiling light point over the dining area, and high-quality flooring. The kitchen features a range of fitted wall and base units with contrasting cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half-bowl, inset, stainless steel sink unit with bevelled drainer and chrome mixer tap. There are high-quality Bosch appliances, including a four-ring ceramic induction hob with quartz backsplash and canopy-style cooker hood over, a waist-level fan assisted oven, a shoulder-level microwave combination oven, a fridge freezer, and a dishwasher. The centrepiece of the kitchen is the breakfast island with quartz work surface and cupboards beneath. There is brick-effect tiling to splash areas and under-unit LED strip lighting.



GARDEN ROOM

8' 3" x 11' 9" (2.51m x 3.58m)

The garden room is a hugely versatile room which could be utilised as a family room, playroom or home office, and enjoys pleasant views onto the landscaped gardens through a three-quarter-depth window to the side elevation and bi-fold aluminium doors to the rear. There is a continuation of the high-quality flooring from the dining kitchen, a fabulous roof lantern, inset spotlighting to the ceiling, a vertical column radiator, and decorative wall-panelling with LED strip lighting. An oak door leads into the utility room.

UTILITY ROOM

11' 10" x 4' 3" (3.61m x 1.30m)

The utility room features fitted wall and base units with high-quality contrasting cupboard fronts and complementary quartz work surfaces over, with space and provisions for an automatic washing machine and tumble dryer above. There is a tall larder cupboard, attractive tiling to the splash areas, a fabulous exposed stone wall, inset spotlighting to the ceiling, an extractor fan, a continuation of high-quality flooring from the garden room, an anthracite cast-iron column radiator, and a double-glazed aluminium door to the side elevation providing access to the side external and leading to the rear garden.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. Oak doors provide access to two double bedrooms and the house bathroom. There is inset spotlighting to the ceiling, a radiator, decorative wall panelling, and a double-glazed window to the front elevation. From here, a staircase rises to the second floor.

BEDROOM TWO

10' 9" x 15' 10" (3.28m x 4.83m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a three-quarter-depth bank of windows to the side elevation, a ceiling light point, a radiator, and an oak door leading into the en-suite shower room.

BEDROOM TWO EN-SUITE SHOWER ROOM

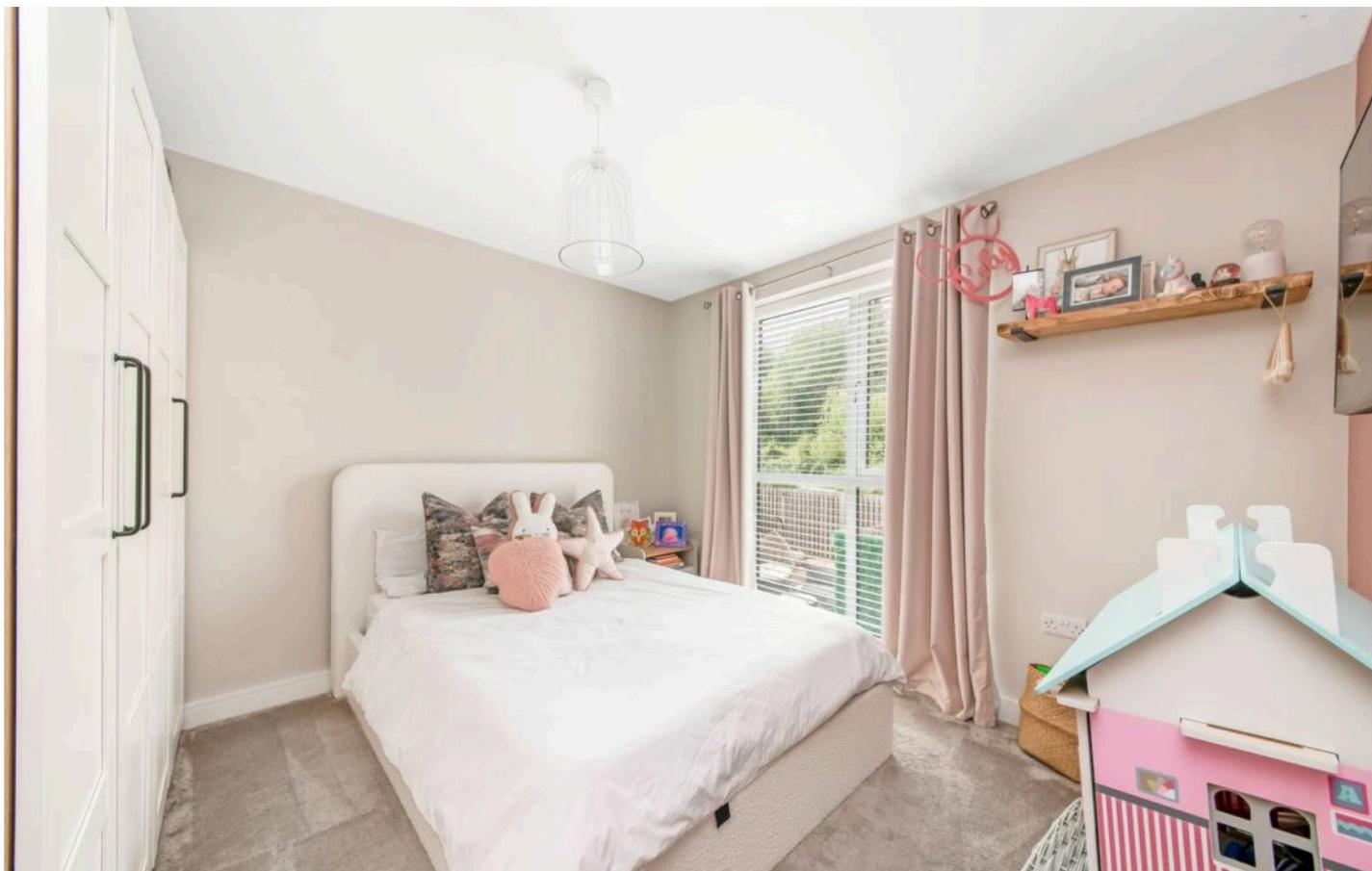
7' 2" x 4' 10" (2.18m x 1.47m)

The en-suite shower room features a contemporary three-piece suite comprising a fixed frame, quadrant-style shower cubicle with thermostatic rainfall shower and separate handheld attachment, a broad pedestal wash hand basin with chrome monobloc mixer tap, and a low-level w.c. with push-button flush. There is attractive tiled flooring, tiling to the half-level and splash areas on the walls, inset spotlighting to the ceiling, an extractor fan, a double-glazed window with obscure glass to the side elevation, a chrome ladder-style radiator, and a vanity mirror with shaver point.

BEDROOM THREE

11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom three is a light and airy, dual-aspect double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation offering pleasant, open-aspect views across the valley, and an additional double-glazed window to the side elevation. There is a ceiling light, a radiator, and a television point.



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HOUSE BATHROOM

6' 9" x 11' 0" (2.06m x 3.35m)

The house bathroom features a high-quality, four-piece suite comprising a double-ended inset bath with tiled surround and chrome mixer tap, a pedestal wash hand basin with chrome monobloc mixer tap, a low-level w.c. with push-button flush, and a fixed frame, walk-in shower with thermostatic rainfall showerhead and separate handheld attachment. There is attractive tiled flooring, tiling to splash areas, inset spotlighting to the ceiling, an extractor fan, a bank of double-glazed windows with obscure glass to the rear elevation, a chrome ladder-style radiator, and vanity feature wall with shaver point.

SECOND FLOOR

SECOND FLOOR / BEDROOM ONE

19' 0" x 12' 5" (5.79m x 3.78m)

Bedroom one is a fabulously proportioned, light and airy double bedroom with ample space for freestanding furniture. With impressive vaulted ceilings, the room enjoys a great deal of natural light cascading through two double-glazed skylight windows with integrated blinds. There is a ceiling light point, two reading light points, a television point, a radiator, useful under-eaves storage cupboards, and bespoke fitted furniture with hanging rails and shelving in situ. To the rear of the room is a partitioned dressing room, and an oak door provides access to the en-suite shower room.

DRESSING ROOM

11' 0" x 4' 5" (3.35m x 1.35m)

The dressing room benefits from a fabulous vaulted ceiling which features inset spotlighting. There is fitted shelving in situ and space for freestanding or fitted wardrobes.

BEDROOM ONE EN-SUITE SHOWER ROOM

7' 3" x 4' 9" (2.21m x 1.45m)

The en-suite shower room features a modern three-piece suite comprising a quadrant-style, fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, a low-level w.c. with push-button flush, and a broad wash hand basin with chrome monobloc mixer tap and vanity cupboards beneath. There is attractive tiled flooring with matching tiling to splash areas, a bespoke vanity mirror with follows the apex of the ceiling, inset spotlighting to the ceiling, an extractor fan, and a chrome ladder-style radiator.





EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a tarmac driveway providing off-street parking, with additional parking within the courtyard setting. There is a low-maintenance, well-stocked flower and shrub bed and an Indian stone flagged pathway leading to the front door and down the side of the property to a gate enclosing the rear garden. There is an external up-and-down light and a fabulous part-rockery and part-fence boundary. The property also benefits from an EV point.

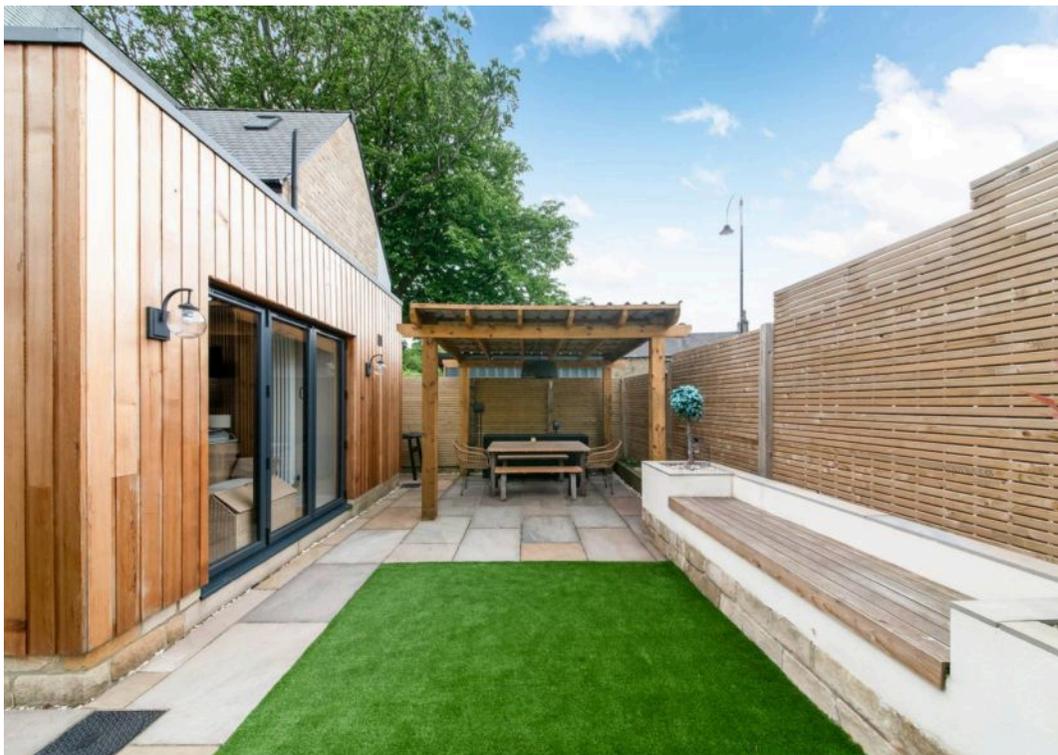
REAR GARDEN

Externally to the rear, the property has been much improved by the current vendors with landscaping, to create a low-maintenance and functional space. It features an Indian stone flagged patio area leading to a fixed timber frame gazebo, creating a sheltered area for al fresco dining, barbecuing and entertainment. There are various external plug points and provisions for an outside kitchen. This area then leads to an artificial lawn with various bench seating areas and low maintenance flower and shrub beds, which then leads to a composite raised decking area with recessed LED lighting to the floors, glazed balustrading, a rockery and well-stocked flower and shrub beds. The vendors currently use this as a hardstanding for a garden shed and as a private seating area, enjoying the sun in the afternoons and evenings. There are part-fence and part-rockery boundaries, external lighting, external up-and-down lights, an external tap, and external plug points.

OFF-STREET PARKING

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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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