

Simon Blyth

ESTATE AGENTS



GATE HEAD VIEW, GATEHEAD LANE, HEPWORTH, HD9 7TU



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PROPERTY DESCRIPTION

FORMALLY THE GATEHEAD METHODIST CHURCH AND OCCUPYING A PARTICULARLY SPECIAL, ELEVATED POSITION IS THIS STUNNING CONVERTED CHAPEL. BOASTING PANORAMIC VIEWS ACROSS THE VALLEY IS THIS SUPERBLY PRESENTED, DETACHED, FAMILY HOME. FINISHED TO A HIGH SPECIFICATION THROUGHOUT, 'GATE HEAD VIEW' OFFERS SPACIOUS ACCOMMODATION COMPLIMENTED BY FABULOUS GARDENS AND IS SITUATED IN THE RURAL VILLAGE OF HEPWORTH. IN CATCHMENT FOR WELL REGARDED SCHOOLING, WITH FANTASTIC COUNTRYSIDE WALKS ON THE DOORSTEP AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The accommodation briefly comprises of entrance hall, inner hallway with fabulous, vaulted ceiling and galleried landing, inner foyer, downstairs w.c., impressive open-plan dining-kitchen and family room with balcony and two double bedrooms with shared ensuite shower room to the ground floor. To the lower ground floor is a w.c., utility room and plant room. To the first floor there is a fabulous lounge with balcony which takes full advantage of super views, the principal bedroom with ensuite shower room, bedroom four and the house bathroom. Externally there is a remote gated driveway which leads to a large driveway providing off street parking for multiple vehicles and with ample turning space. The garden to the side is laid predominately to lawn with hedged boundaries and there is a lower lawn area which is a great space for the growing family.

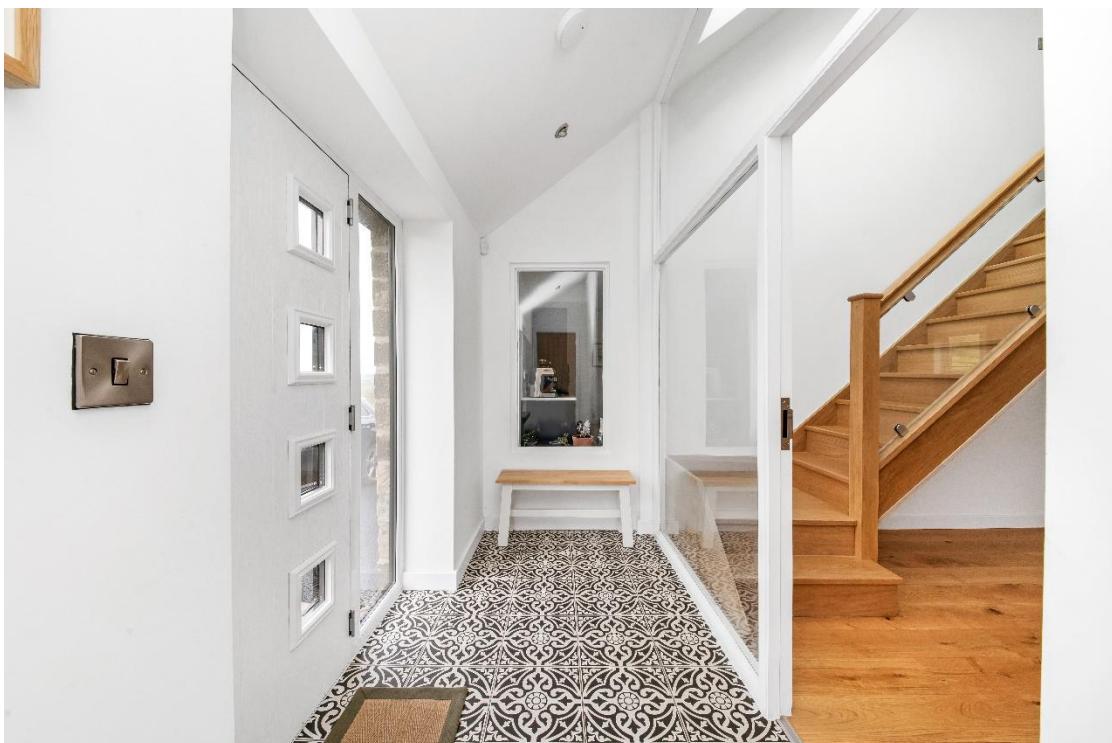
EPC rating: C Council tax: G Tenure: Freehold

Offers Around £800,000

ENTRANCE HALLWAY

Measurements – 14'8" x 3'9"

Enter the property through a multi-panel double glazed composite front door with adjoining three-quarter depth double glazed window from the front elevation into the entrance. The entrance features attractive tiled flooring, a part vaulted ceiling with inset spot lighting. There are oak doors providing access to the cloaks cupboard and leading into the inner hallway, as well as dual aspect internal windows to the side and rear elevations providing borrowed light to and from the inner hallway and the open plan dining, kitchen and family room.



CLOAKS CUPBOARD

Measurements – 3'9" x 2'6"

The cloaks cupboard provides a great deal of additional storage and features a part vaulted ceiling with inset spot lighting. The tiled flooring continues through from the entrance.

INNER HALLWAY

Measurements – 15'8" max x 15'6"

The impressive inner hallway features a fabulous galleried landing with chandelier point. An oak kite winding staircase with glazed balustrade proceeds to the first floor. There is oak flooring, inset spot lighting to the ceiling, a bank of three double glazed Velux windows to the front elevation providing a wealth of natural light. The inner hallway provides access to the open plan dining, kitchen and family room, two spacious ground floor bedrooms and the inner vestibule, all via oak doors.



INNER VESTIBULE

The inner vestibule has a useful double door storage cupboard and provides space for book shelving. There is inset spotighting to the ceiling and oak floors, and an oak door proceeds to the ground floor w.c.



GROUND FLOOR W.C.

Measurements – 7'7" x 2'9"

The ground floor w.c. features a modern contemporary two-piece suite comprising low-level w.c. with push-button flush and a broad wash hand basin with vanity cupboards beneath and chrome monobloc mixer tap. There is tiling to the splash areas, a horizontal ladder style radiator, inset spotighting to the ceiling and an extractor fan. Additionally, there is a bank of double-glazed windows to the rear elevation, which provides views across open fields and countryside.



OPEN PLAN DINING, KITCHEN AND FAMILY ROOM

Measurements – 33'2" max x 20'0" max

As the photography suggests, the open plan dining, kitchen and family room enjoys a wealth of natural light, which cascades through the triple aspect windows to both the front, rear and the side elevations. This fabulous open plan space features inset spot lighting to the ceiling, underfloor heating as well as oak flooring. To the rear of the room there is a kite winding oak staircase with glazed balustrade that descends to the lower ground floor. The kitchen area features a wealth of fitted wall and base units with high quality shaker style cupboard fronts and with complimentary quartz work surfaces over which incorporate an inset composite sink unit with bevel drainer and boiling hot water tap over. The kitchen is well equipped with high quality built-in appliances, including a four-ring ceramic induction hob with downdraft extraction, two waist level ovens, as well as a warming drawer, integrated fridge and freezer units, and a built-in dishwasher. The kitchen benefits from slide and hide bin storage, soft closing doors and drawers and the centrepiece of the kitchen area is the fabulous breakfast island with three ceiling lights above. The kitchen area also has an oak breakfast bar connected to the island and provides further storage beneath. The kitchen area then seamlessly leads into the dining / family room which basks in fabulous open aspect views out of the various windows to the rear and side elevations. To the side there are a bank of double-glazed aluminium sliding patio doors that lead to the balcony, which offers breathtaking views across the valley.







BALCONY

Measurements – 17'4" x 5'0"

Patio doors lead out to a balcony. As the photography suggests, the balcony enjoys fabulous panoramic views across the valley. It features composite decked flooring, as well as a cast iron handrail with glazed balustrade.



BEDROOM TWO

Measurements – 20'9" max x 11'8" max

Bedroom two is a fabulous proportioned dual aspect double bedroom which has ample space for freestanding furniture. It features a bedroom area as well as a dressing area / study area. It features underfloor heating, inset spotighting to the ceiling and the windows enjoy fabulous open aspect views across open fields and countryside. An oak door then provides access to the shared ensuite.



BEDROOM THREE

Measurements – 19'8" max x 11'5"

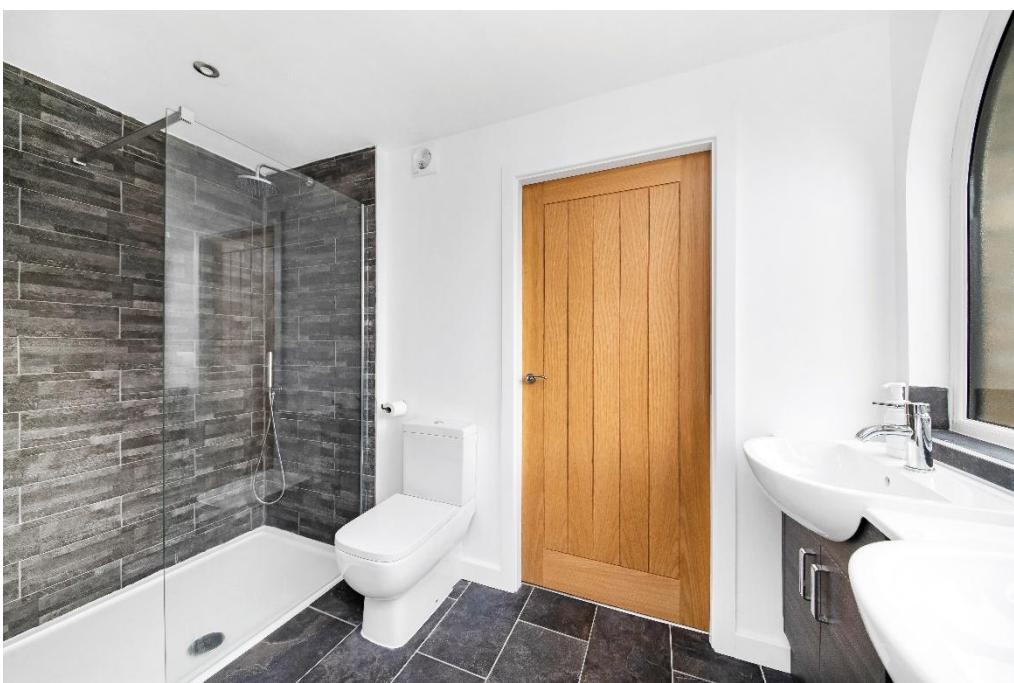
Bedroom three again is a dual aspect light and airy double bedroom, which has ample space for freestanding furniture. The room benefits from a bedroom area as well as a seating / office space. There is inset spotighting to the ceiling, underfloor heating, and an oak door provides access to the shared en-suite.



SHARED EN-SUITE

Measurements – 10'0" x 5'0"

The shared en-suite shower room features a modern contemporary four-piece suite, which comprises fixed frame walk-in shower cubicle with thermostatic rainfall shower head and with separate handheld attachment, a low level w.c. with push button flush and twin broad wash hand basins with chrome monobloc mixer taps with vanity cupboards beneath. There is attractive tiled flooring and contrasting tiling to the splash areas, inset spotlighting to the ceiling, an extractor fan, a horizontal ladder style radiator. With a fabulous bank of arched windows with part obscure glazed inserts to the side elevation giving pleasant views across the side gardens and open fields beyond.



LOWER GROUND FLOOR

Taking the oak staircase from the open plan dining, kitchen and family room, you reach the lower ground floor. It features tiled flooring, inset spotighting to the ceiling and a useful area for additional storage. There are oak doors providing access to the lower ground floor w.c. and the utility / boot room. There is a cast iron column radiator and useful additional storage under the stairs.

DOWNSTAIRS W.C.

Measurements – 4'2" x 5'3"

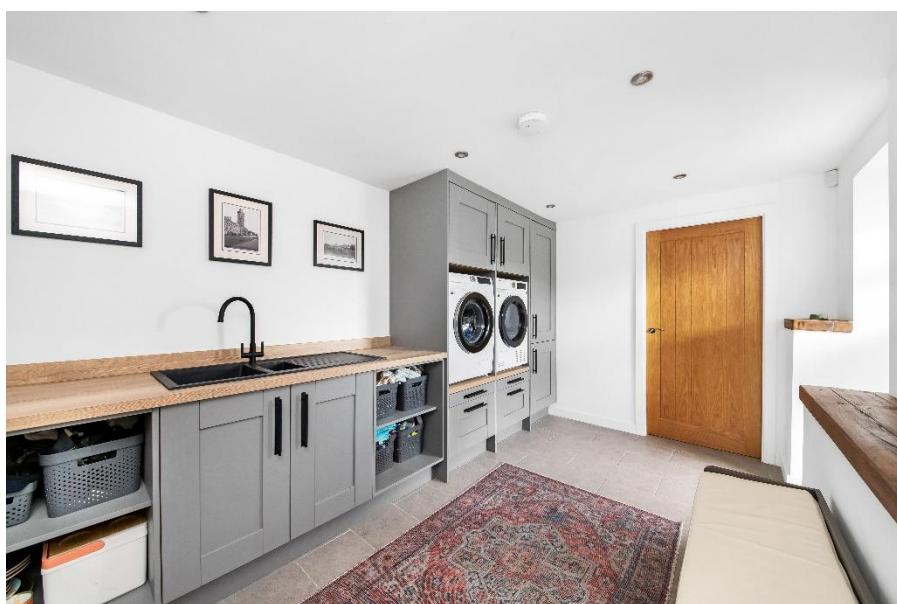
Featuring a modern contemporary two-piece suite comprising low level w.c. with push-button flush and a wall hung wash hand basin with vanity cupboard beneath and chrome monobloc mixer tap. There is tiled flooring, inset spotighting to the ceiling, a horizontal ladder style radiator and extractor fan.



UTILITY ROOM / BOOTROOM

Measurements – 13'3" x 8'9"

The attractive tiled flooring continues through from the lower ground floor hallway into the utility / boot room. It features inset spotighting to the ceiling and a cast iron column radiator. There is a double-glazed composite door with obscure glazed inserts to the side elevation, and an oak door provides access to the plant room. The room is furnished with high quality fitted wall and base units with shaker style cupboard fronts and with complimentary work surfaces over, which incorporate a one-and-a-half bowl composite sink and drain unit with mixed tap over. There is plumbing and provisions for a waist level automatic washing machine, as well as space and provisions for a waist level tumble dryer. There are soft closing doors and drawers and an integrated fridge and freezer unit.



PLANT ROOM

Measurements – 8'9" x 7'5"

The plant room provides a great deal of additional storage. It houses the hot water cylinder and features a LED tube light point to the ceiling and attractive tiled flooring.

FIRST FLOOR GALLERIED LANDING

Taking the oak staircase from the inner hallway, you reach the galleried landing, which features an oak handrail with glazed balustrade over the stairwell head, a chandelier point, as well as inset spotighting to the ceiling, a vertical cast iron column radiator and oak doors provide access to the lounge, bedroom one, bedroom four and the house bathroom.



LOUNGE

Measurements – 24'4" max under eaves x 15'4"

The lounge is a fabulous, proportioned light and airy reception room which features a beautiful, vaulted ceiling with double glazed skylight windows to both the front and rear elevations. There is oak flooring, inset spotighting to the ceiling, a chandelier point and two cast iron column radiators. The lounge also benefits from two under eave storage areas and the focal point of the room is the fabulous, glazed gable end with aluminium double-glazed French doors providing access to the balcony.



BALCONY

Measurements – 16'7" x 4'10"

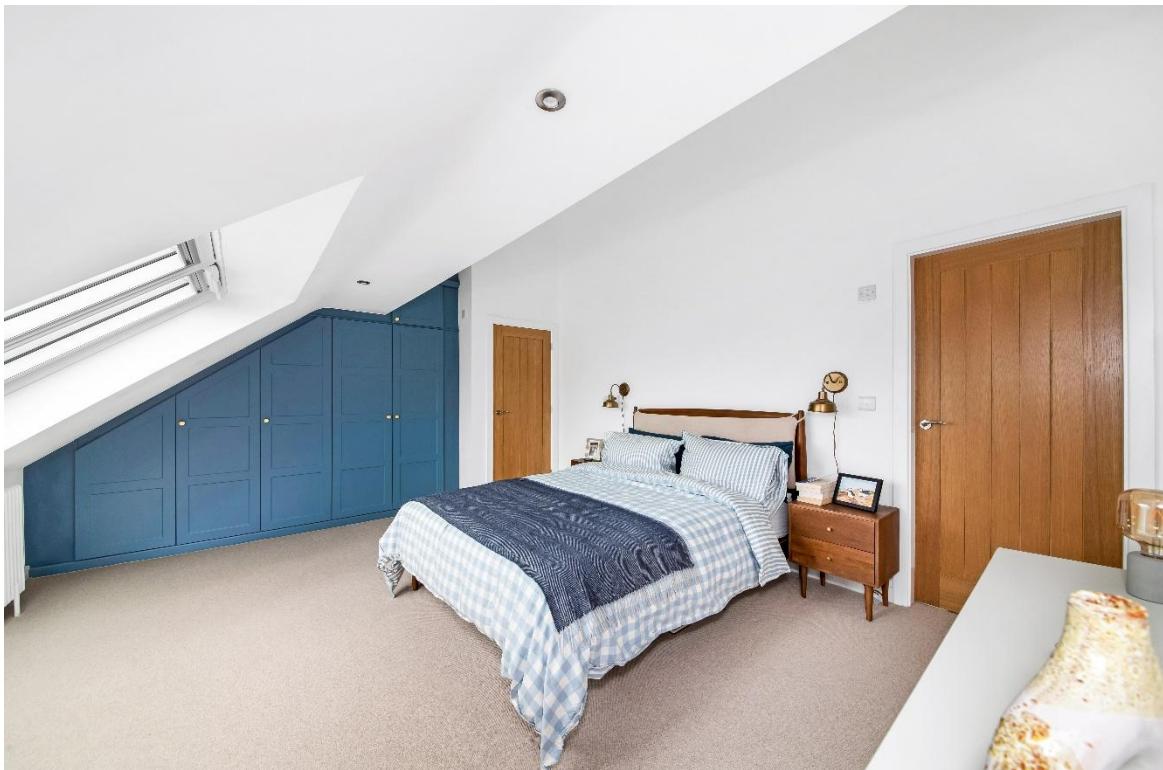
The balcony offers a pleasant space for alfresco dining and enjoying the afternoon and evening sun. It features timber cladding to the canopy with inset spotlighting, attractive tiled flooring, a glazed balustrade and takes advantage of the elevated position of the property with fabulous open aspect views across open fields and countryside and with far reaching views into the distance.



BEDROOM ONE

Measurements – 15'5" to wardrobe fronts x 13'3" max under eaves

The principal bedroom is a generously proportioned light and airy double bedroom, which has ample space for freestanding furniture. It features a bank of double-glazed Velux windows with integrated blinds to the front elevation, which has pleasant open aspect views across the countryside. There is a bank of bespoke fitted wardrobes, providing a great deal of storage and with hanging rails and shelving in situ, a cast iron column radiator, inset spotighting to the ceiling, two reading light points and two ceiling light points. The principal bedroom benefits from en-suite shower room facilities.



BEDROOM ONE EN-SUITE SHOWER ROOM

Measurements – 7'4" x 10'4"

The en-suite shower room features a modern white three-piece suite, which comprises fixed frame walk-in shower with thermostatic rainfall shower head and separate handheld attachment, a broad wash hand basin with vanity cupboard beneath, chrome monobloc mixer tap, tile splashback and a low level w.c. with push button flush. There is attractive tiled flooring and contrasting tiling to the walls, inset spotighting to the ceiling, a vertical horizontal radiator and a double-glazed Velux window to the rear elevation providing fantastic open aspect views.

BEDROOM FOUR

Measurements – 10'4" x 10'4"
Bedroom four again is a light and airy double bedroom with space for freestanding furniture. There is a part vaulted ceiling, double glazed Velux window to the rear elevation providing fantastic views, a ceiling light point and a cast iron column radiator.



HOUSE BATHROOM

Measurements – 10'4" x 8'0"

The house bathroom features a modern contemporary four-piece suite comprising fixed frame walk-in shower with thermostatic rainfall shower head and separate handheld attachment, a low-level w.c. with push button flush, a free standing double ended bath with floor mounted shower head mixer tap and a broad wall hung wash hand basin with chrome monobloc mixer tap, vanity cupboard beneath and tile splash back. There is attractive tiled flooring and contrasting tiling to the walls and splash areas, inset spot lighting to the ceiling, a horizontal ladder style radiator and a double-glazed Velux window to the rear elevation taking advantage of fabulous open aspect views.



EXTERNAL

The property is approached off Gate Head Lane via a remote-controlled gated driveway providing off street parking for multiple vehicles and with ample turning space. To the front of the property is a lawn garden with maturing hedged borders which sweep across the side of the property. Accessed from the driveway to the side is a further lower lawn which is a great space for the growing family and which takes full advantage of the elevated position of the property with panoramic open aspect views across the valley. The property is situated on the former grounds of the Gatehead Methodist Church and neighbours the burial grounds.













ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – G

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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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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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 TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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