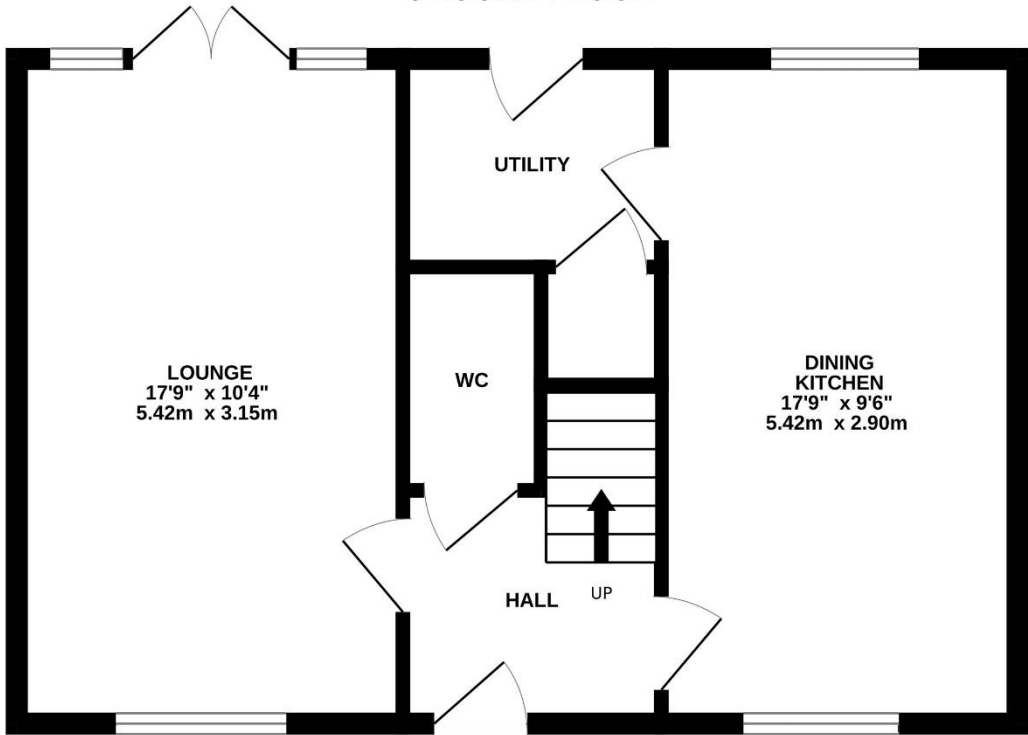


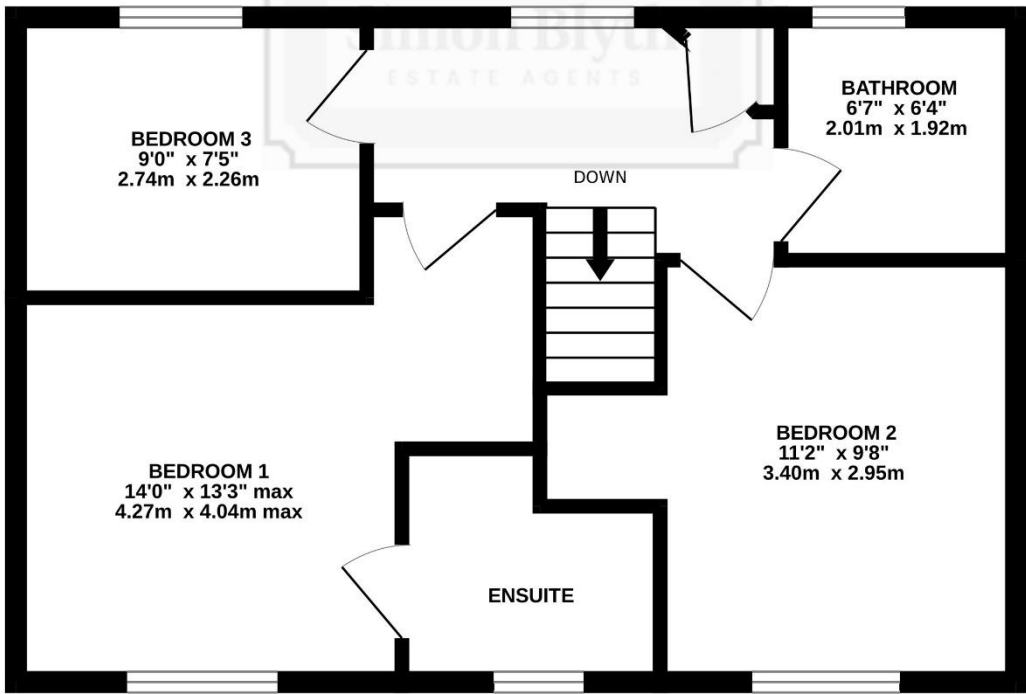


CLITHEROE CLOSE, HONLEY, HD9 6FG

GROUND FLOOR



1ST FLOOR



CLITHEROE CLOSE

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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PROPERTY DESCRIPTION

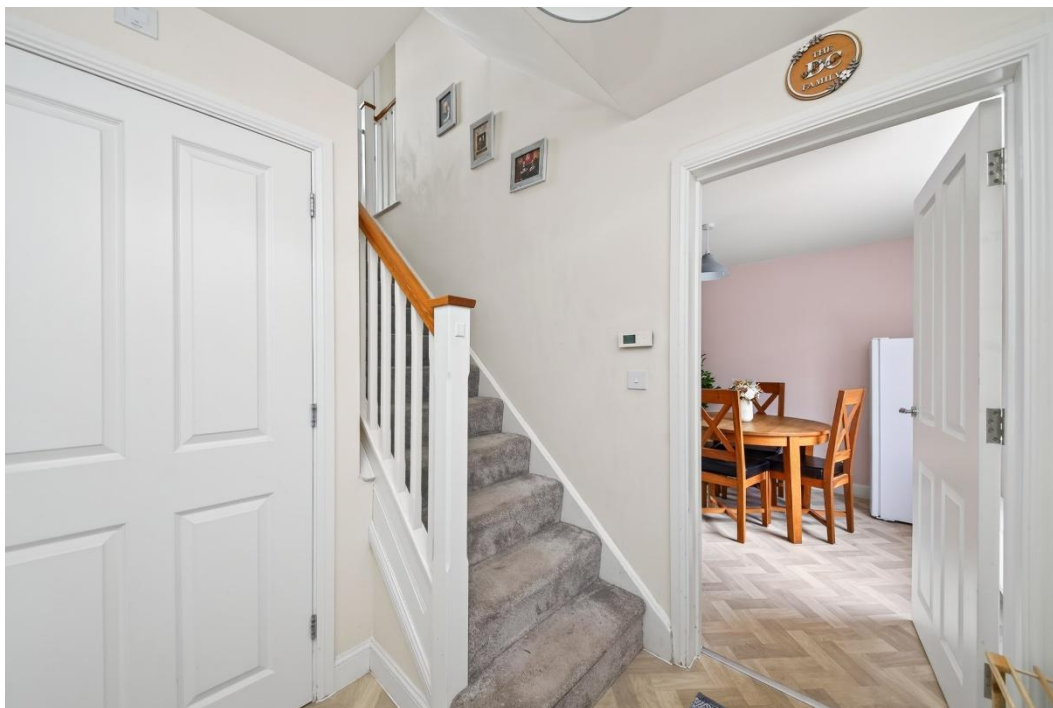
OVERLOOKING ITS DELIGHTFUL GOOD SIZED ENCLOSED GARDEN THIS HIGH-QUALITY MODERN FAMILY HOME OCCUPIES A LOVELY POSITION JUST OUT OF THE VILLAGE WITH RURAL WALKS IN ABUNDANCE AND THE FACILITIES OF THE VILLAGE JUST A SHORT WALK AWAY. IN A CUL-DE-SAC LOCATION THE PROPERTY HAS THREE BEDROOMS, TWO OF WHICH ARE DOUBLES, HOUSE BATHROOM AND EN-SUITE, SUPERB AMOUNT OF LIVING SPACE INCLUDING ENTRANCE HALL, DOWNSTAIRS W.C., THROUGH LOUNGE WITH GLAZED DOORS OUT TO THE REAR GARDENS AND DINING KITCHEN TOGETHER WITH UTILITY ROOM. Tremendous scope to place a conservatory / garden room to the rear, subject of course to the necessary consents. This home offers extremely good value for money in this pleasant, much-loved location. With a high specification throughout, double driveway and electric charging point, viewing is highly recommended.

EPC rating: B Council tax: D Tenure: Freehold

Offers Around: £365,000

ENTRANCE HALL

Attractive door with glazed over light, gives access through to the good-sized entrance hallway. This with attractive flooring has a central ceiling light point, spindle balustrade into the staircase and doorway gives access to the downstairs w.c.



DOWNSTAIRS W.C.

This good size w.c. has a low-level w.c., pedestal wash hand basin with appropriate tiling and mixer tap and integrated extractor fan.



LOUNGE

Measurements – 17'9" x 10'4"

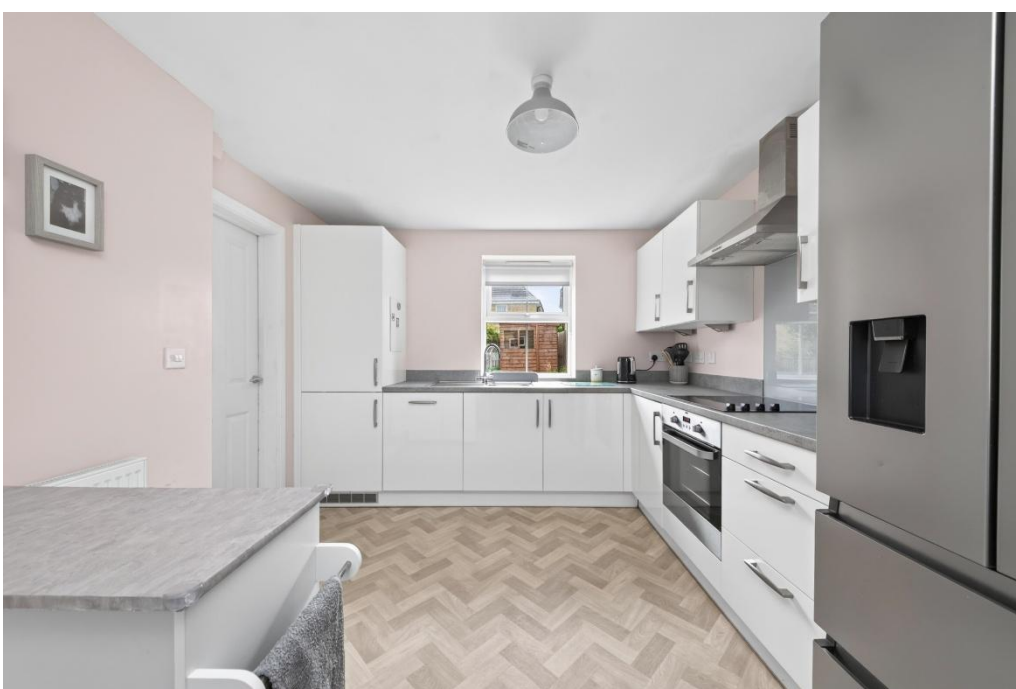
This delightful through room has a good size window to the front and a broad bank of glazing with centrally located twin glazed doors, giving direct access out to the very good sized and enclosed rear garden. The lounge has two ceiling light points, is well presented and is of a generous size.



DINING KITCHEN

Measurements – 17'9" x 9'6"

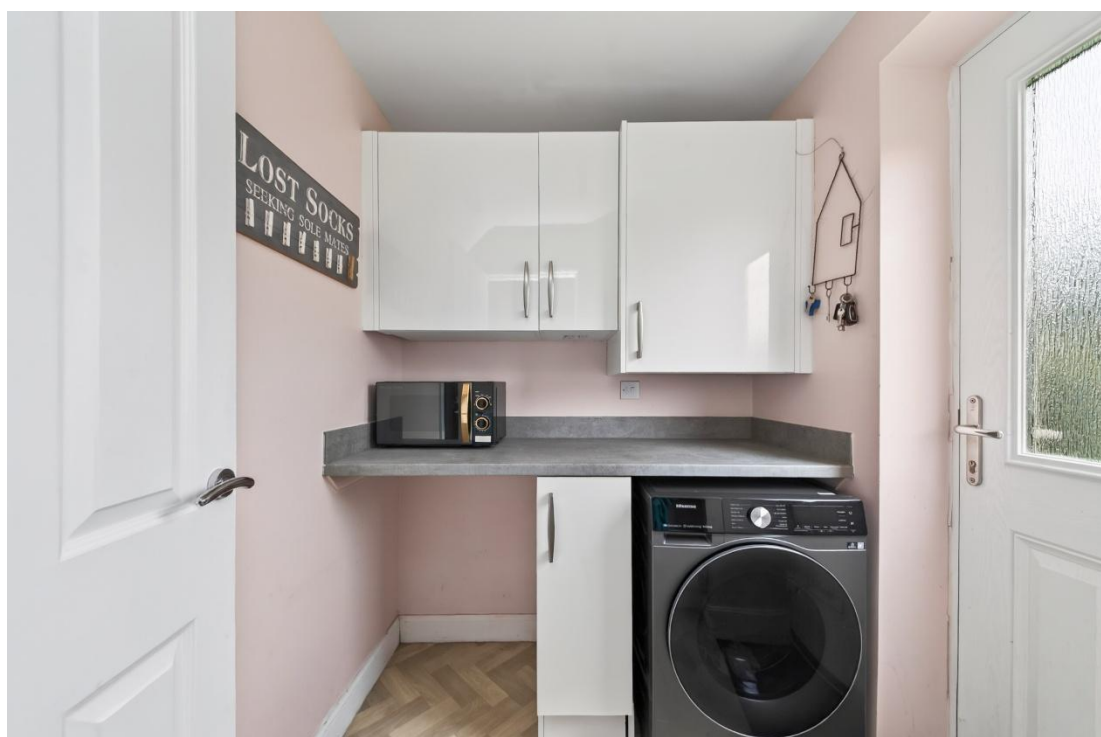
Across the hallway, doorway gives access through to the dining kitchen. This is the photograph from floor layout plan suggested once again of a good size. It is a through room with windows to both the front and rear and has two ceiling light points. There is a host of units, these being at both the high and low level, have attractive working surfaces and decorative splash back particularly over the induction hob which has an extractor fan above and glazed and stainless-steel oven below. There is a fridge freezer point and inset Frankie stainless steel sink unit with mixer tap above. There is also a larder style cupboard and integrated dishwasher.





UTILITY ROOM

Doorway leads through to the utility room. This, which also acts as a rear entrance lobby, is of a good size and has plumbing for an automatic washing machine and space for a dryer. There are cupboards at both a high- and low-level working surface, concealed logic gas fire central heating boiler and doorway gives access to a very useful understairs storage cupboard. uPVC and glazed door give a direct access out to the rear garden.



FIRST FLOOR LANDING

Staircase from the hallway previously mentioned the spindle balustrading and polished timber handrail. This rises to the first-floor landing. This is of a good size and has a lovely window giving a pleasant view of the rear gardens. There is a storage cupboard, and doorway leads through to bedroom one.



BEDROOM ONE

Measurements – 14'0" x 13'3" max

A pleasant double room with an outlook to the front, central ceiling light point, area ideal for a bank of inbuilt wardrobes and doorway to the ensuite.



EN-SUITE

This with a good-sized shower which is fitted with chrome fittings it's also complemented by a low level w.c. and pedestal wash hand basin with mixer tap over, ladder style heated towel rail / central heater radiator, obscure glazed window and extractor fan. The en-suite is also fitted with a shaver socket.



BEDROOM TWO

Measurements – 11'2" x 9'8"

A good-sized double bedroom once again with an outlook to the front and central ceiling light point. This spacious room is also served by a good-sized storage cupboard.



BEDROOM THREE

Measurements – 9'0" x 7'5"

A delightful good sized single bedroom with a pleasant outlook over the property's rear gardens, central ceiling light point, a nice standard of decor.



HOUSE BATHROOM

Measurements – 6'7" x 6'4"

The property's bathroom is fitted with a three-piece suite comprising a low-level w.c., pedestal wash and basin and panelled bath. There is a mixer tap above both the wash and basin and the bath, appropriate ceramic tiling, obscure glazed window, extractor fan and ladder style heated towel rail / central heating radiator.



FRONT EXTERNAL

Outside to the front the property occupies a lovely position within this maturing development, virtually at the head of the cul-de-sac. There is a broad block paved double sized parking area / driveway with additional areas beyond including gravel to one side and lawned area to the other, a car charging point with double socket and external lighting. Attractive pathway gives access to the front entrance door and around the side to a gateway which leads through to the property's gardens.



REAR EXTERNAL

The good size rear garden as the photograph demonstrates is well bounded by good timber fencing. There is a broad paved patio / terrace and a garden shed upon a base to one corner. The rear garden faces in a southerly direction and has a good-sized lawn with mature shrubbery.





ADDITIONAL INFORMATION

EPC rating – B

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – D

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.

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MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
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Pontefract
01977 800259