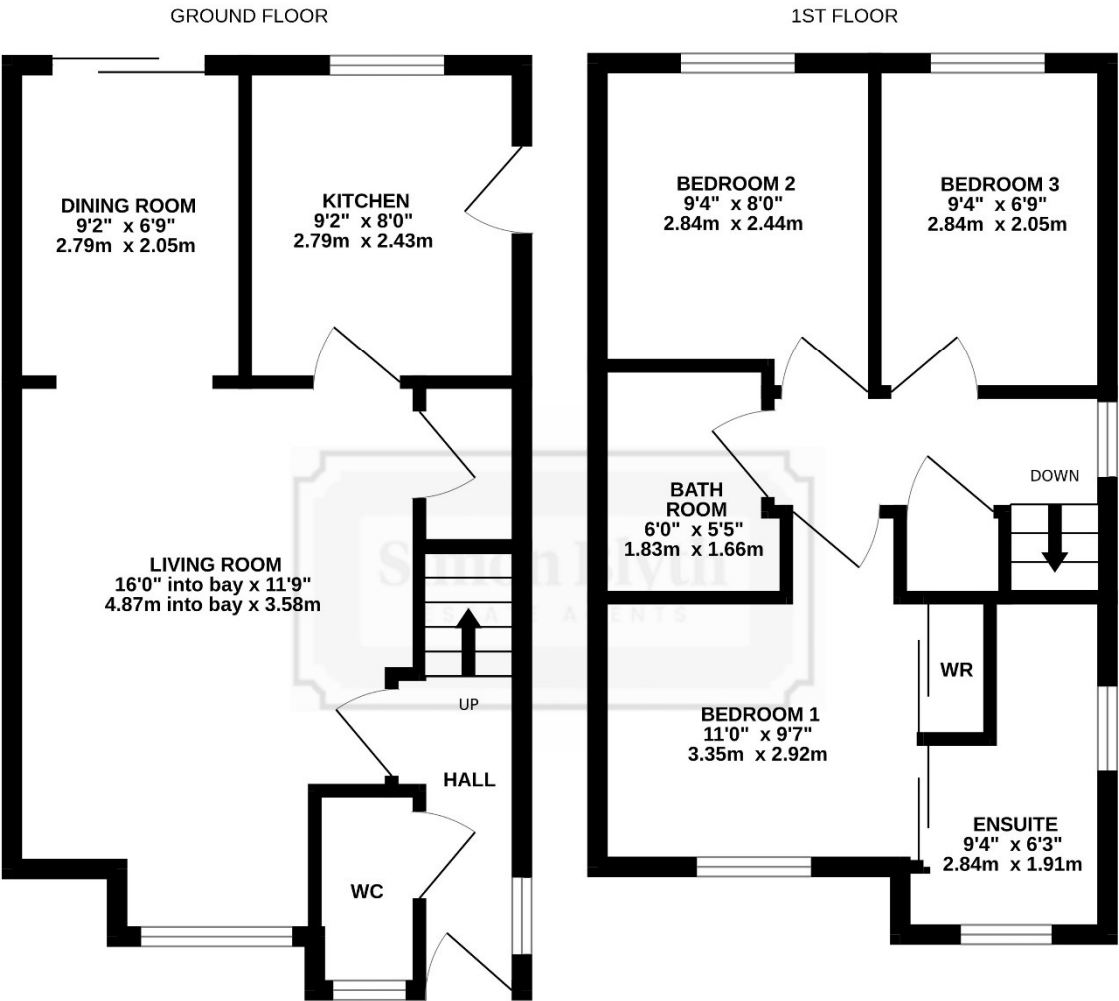




7 Middlemost Close, Birkby, Huddersfield, HD2 2PU



MIDDLEMOST 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.
Made with Metropix ©2026

PROPERTY DESCRIPTION

Situated at the head of a cul de sac, an appealing three-bedroom (master en-suite) semi-detached house overlooking a westerly facing rear garden with views to one side across to Grimescar Woods.

The property occupies a convenient position close to local shops, the town centre, local bus routes and junction 24 of the M62.

There is a gas central heating system, uPVC double glazing, security alarm and CCTV. Briefly comprising, entrance hall, downstairs w/c, living room, dining room and kitchen.

First floor landing leading to master bedroom with ensuite shower room, two further bedrooms and bathroom. Externally there is parking across the front and down one side for three to four cars and gardens.

Offers Around £229,950

GROUND FLOOR

ENTRANCE HALL

This has a metal panelled and frosted double glazed door, uPVC frosted double glazed window to the side elevation, ceiling light point, central heating radiator and new carpet fitted in June 2026, staircase rising to the first floor and to one side there are doors giving access to the downstairs w.c. and living room.

DOWNSTAIRS W.C.

Measurements- 5'7" x 3'0"

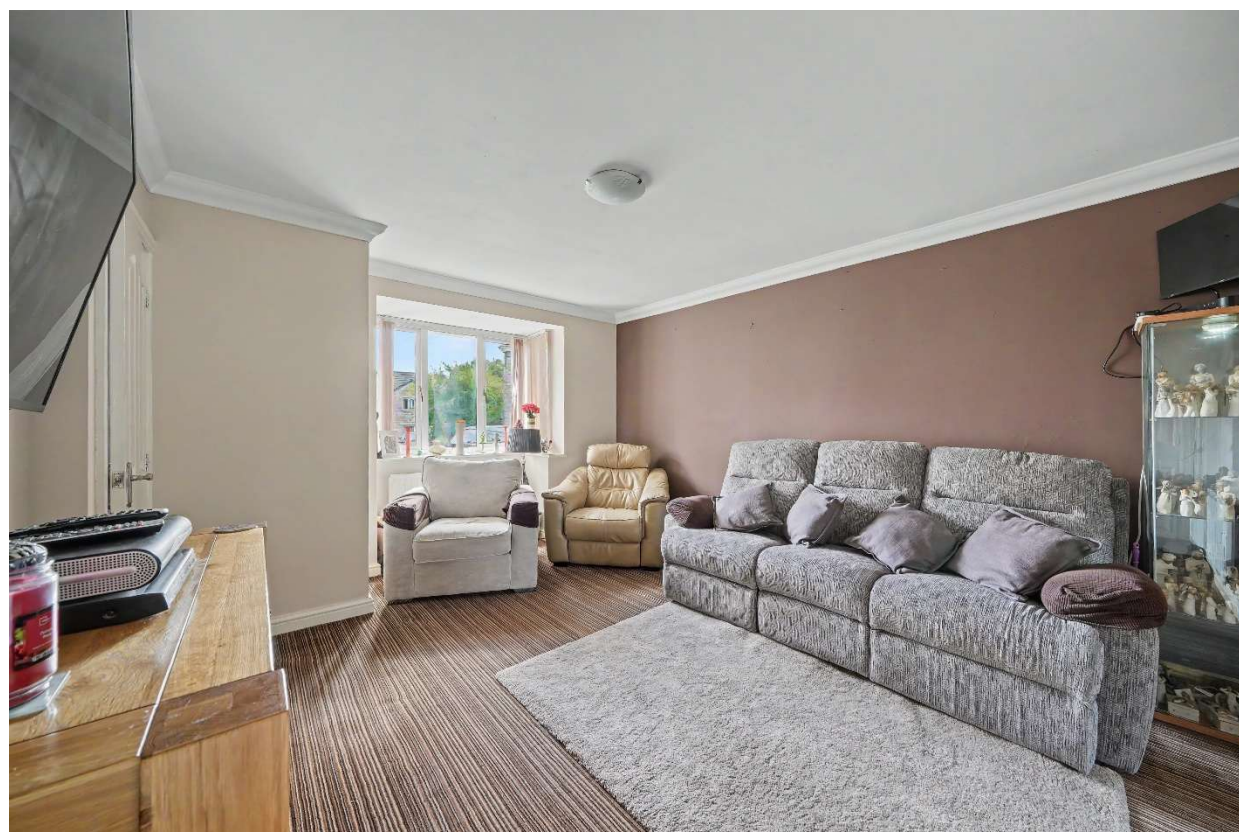
With frosted uPVC double glazed window, ceiling light point, central heating radiator, Lino flooring fitted in June 2026 and fitted with a suite comprising corner pedestal wash basin with tiled splashback and low flush w.c.



LIVING ROOM

Measurements- 16'0" into bay x 11'9"

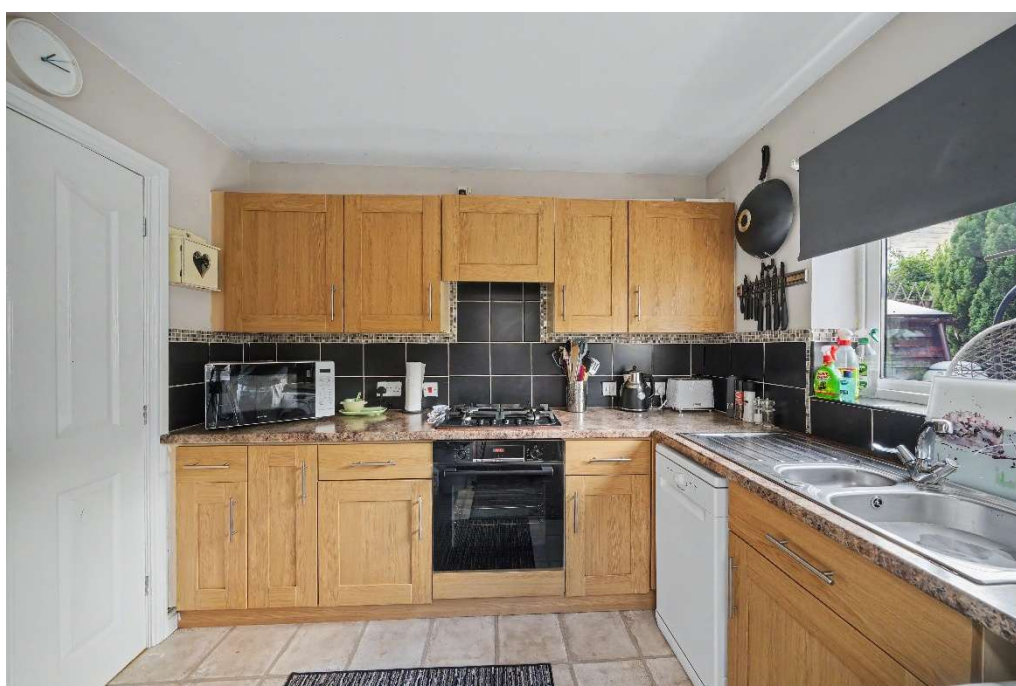
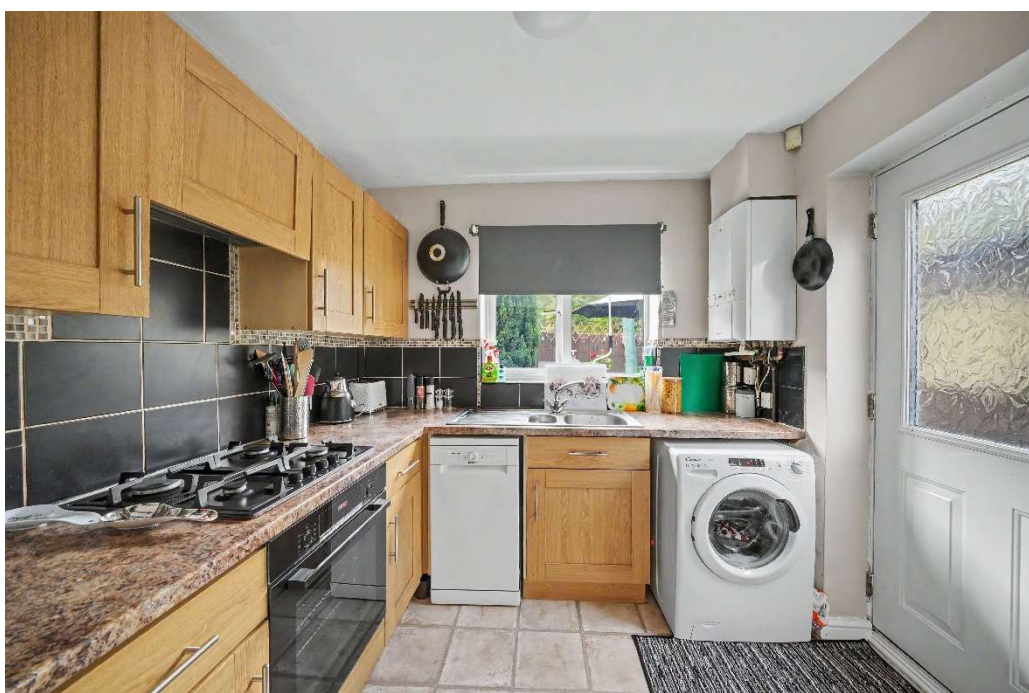
A comfortable and well-proportioned reception room which has a walk-in bay with uPVC double glazed windows providing plenty of natural light. There is a ceiling light point, two central heating radiators and to one side a timber panelled door gives access to a useful storage cupboard beneath the stairs. From the living room there is a door giving access to the kitchen and archway leading to the dining room.



KITCHEN

Measurements- 9'2" x 8'0"

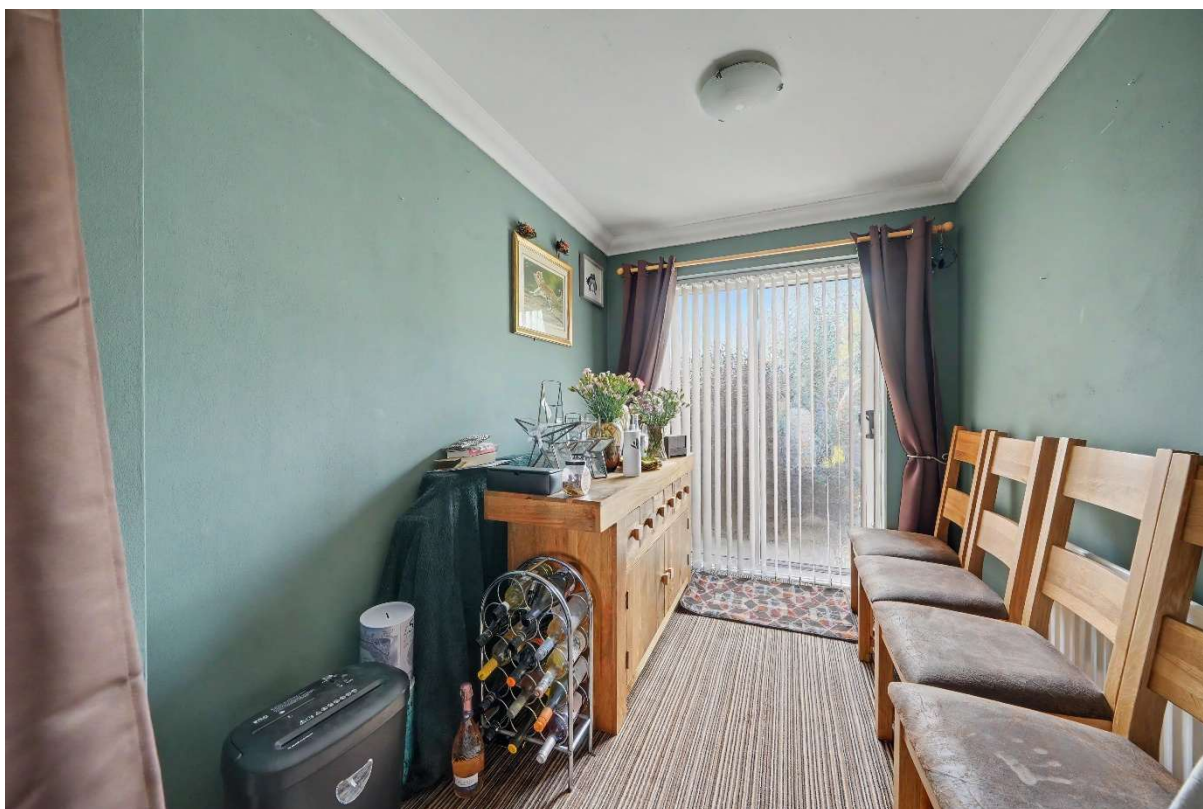
This has a uPVC double glazed window looking out across the rear garden with views across to Grimescar Woods, there is a panelled metal and frosted double glazed door to the side elevation, ceiling light point, tile effect flooring and fitted with a range of shaker style base and wall cupboards, drawers, overlying worktops with tiled splashbacks, inset one and half bowl single drainer stainless steel sink with chrome mixer tap, wall mounted ideal logic gas fired central heating boiler, Baumatic four ring gas hob with extractor hood over, Bosch electric fan assisted oven beneath, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge freezer and central heating radiator.



DINING ROOM

Measurements – 9'2" x 6'9"

This is situated adjacent to the kitchen and has sliding aluminium double glazed patio doors which open onto the rear garden, there is a ceiling light point, ceiling coving and central heating radiator.



FIRST FLOOR

LANDING

With loft hatch, ceiling light point, frosted uPVC double glazed window to the gable and with a useful storage cupboard. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 11'0" measured to wardrobes x 9'7"

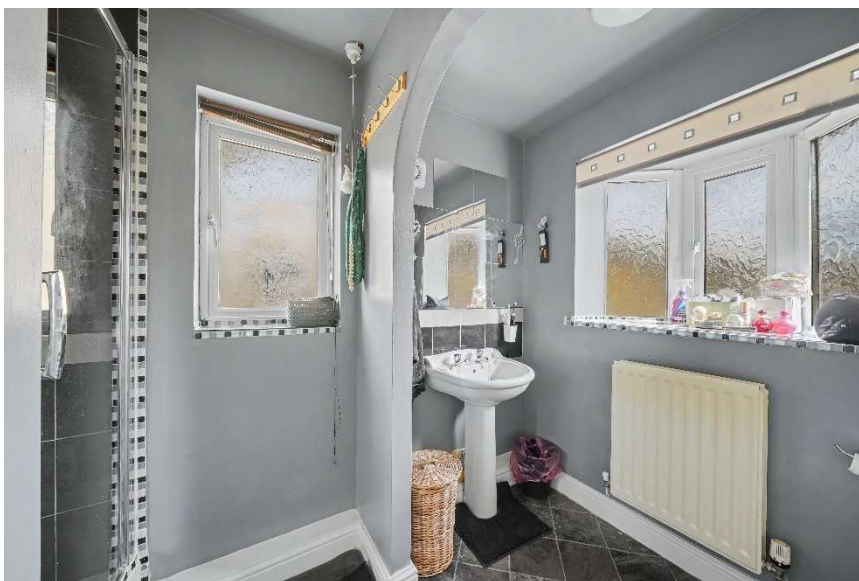
With a uPVC double glazed window looking out to the front, there is a ceiling light point, central heating radiator and a fitted floor to ceiling sliding door mirror fronted wardrobe which also provides access to a generous en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements- 9'4" x 6'3"

With a uPVC frosted double glazed splay bay window to the front elevation, there is further natural light from a frosted uPVC double glazed window to the side elevation, ceiling light point, extractor fan, tile effect flooring, central heating radiator and fitted with a suite comprising pedestal wash basin with tiled splashback, low flush w.c. and tiled shower cubicle with glass door and Triton electric shower fitting.



BEDROOM TWO

Measurements- 9'4" x 8'0"

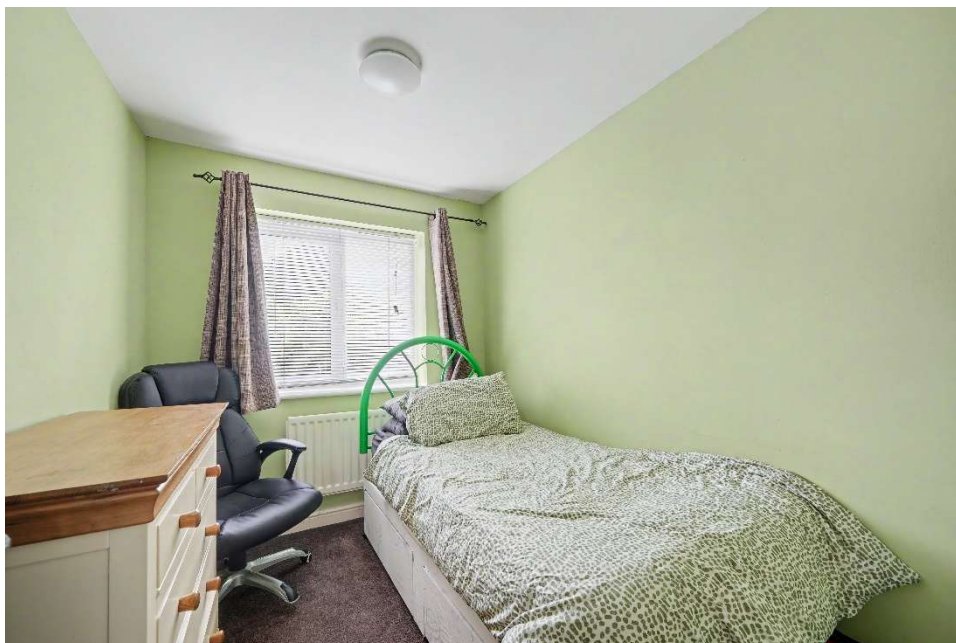
This is situated to the rear of the property and has a uPVC double glazed window with views across to Grimescar Woods, there is a ceiling light point, central heating radiator and new carpet fitted in June 2026.



BEDROOM THREE

Measurements- 9'4" x 6'9"

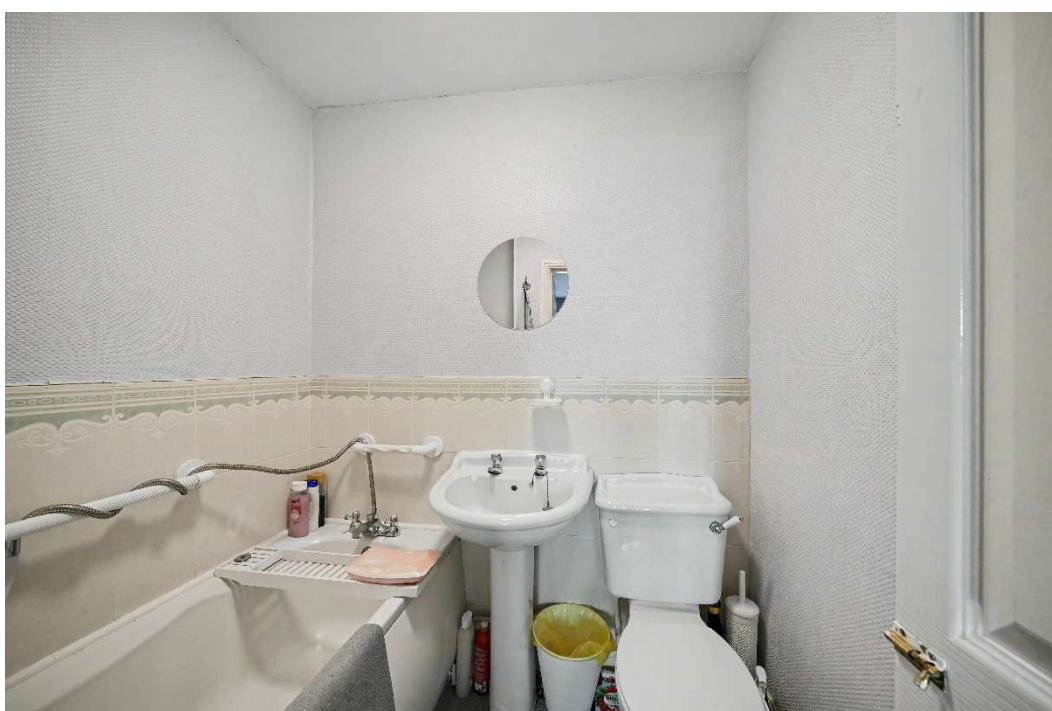
This is situated adjacent to bedroom two and enjoys a similar aspect through a uPVC double glazed window. There is a ceiling light point, central heating radiator and new carpet fitted in January 2026.



BATHROOM

Measurements- 6'0" x 5'5"

With a ceiling light point, part tiled walls, central heating radiator and fitted with a suite comprising panelled bath with mixer tap incorporating hand spray, pedestal wash basin and low flush w.c.



OUTSIDE

PARKING

To the front of the property there is a tarmac parking area for three to four cars.

GARDENS

To the front of the property there is a low maintenance gravelled area with planted shrubs and a flagged pathway leading to a covered open porch where accessed can be gained to the hallway. To the rear there is a westerly facing garden which enjoys views across to Grimescar Woods, there is with a manually operated awning which is 4'0" x 3'0" which was erected in June 2026, there is outside power, outside cold-water tap, flagged patio, gravelled area, lawn, planted trees, shrubs and two garden sheds. To the side there is a timber hand gate which leads onto a tarmacked area where there is a further timber and glazed garden shed alternatively if this was removed it would provide even more off-road parking.







ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Security- There is an alarm system and CCTV

Property tenure – Freehold

Council tax band – C

Directions- Using satellite navigation enter the postcode HD2 2PU

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)

COPYRIGHT

Unauthorised reproduction prohibited.

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 TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: huddersfield@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259