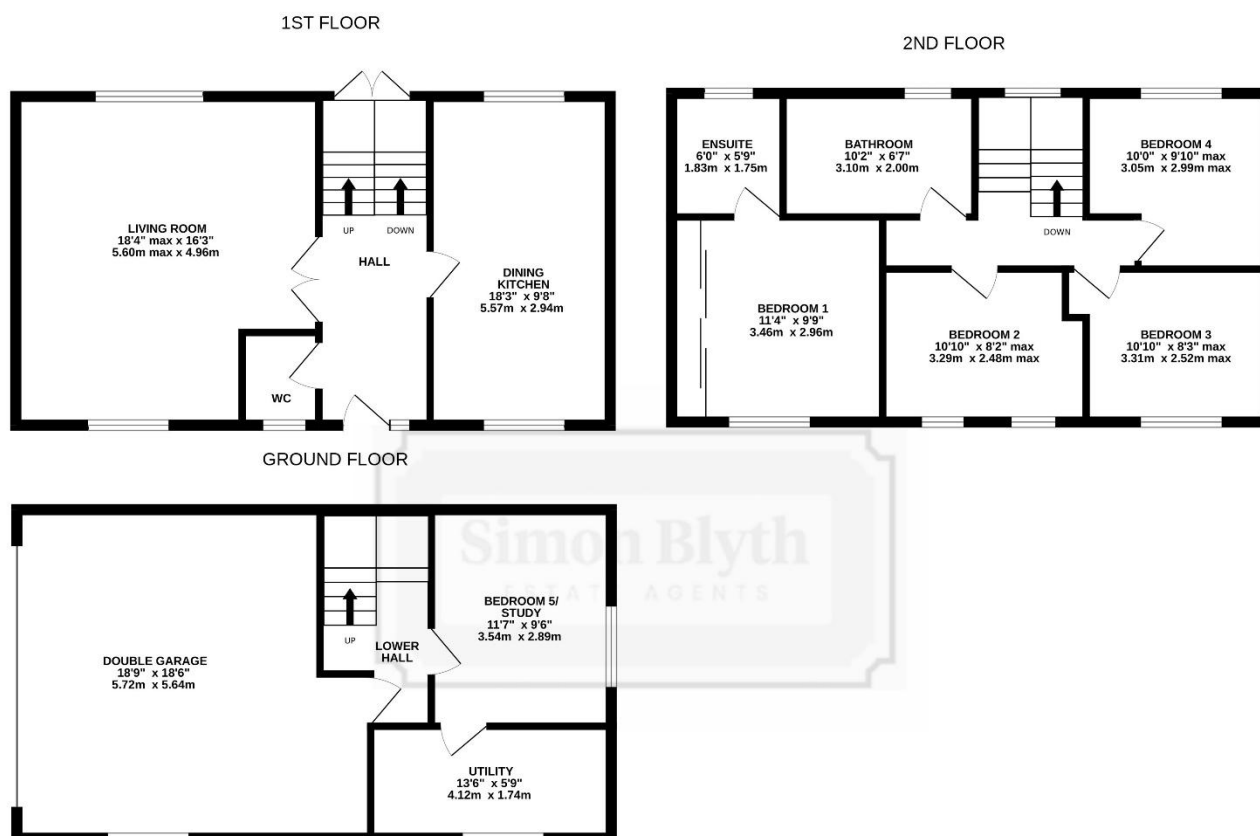


Simon Blyth
ESTATE AGENTS



TOWN END VIEW, HOLMFIRTH, HD9 1AX



TOWN END 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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PROPERTY DESCRIPTION

SITUATED IN A QUIET CUL-DE-SAC SETTING AND OCCUPYING AN ELEVATED POSITION, IS THIS SUPERBLY PRESENTED, DETACHED FAMILY HOME. OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS THREE FLOORS, THE PROPERTY BOASTS STUNNING PANORAMIC VIEWS ACROSS THE VALLEY, OPEN-PLAN DINING-KITCHEN, AND FOUR/FIVE BEDROOMS. LOCATED ON THE SOUGHT-AFTER ADDRESS OF TOWN END VIEW, HOLMFIRTH, IN CATCHMENT FOR WELL REGARDED SCHOOLING, A SHORT WALK TO THE BUSTLING VILLAGE CENTRE AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

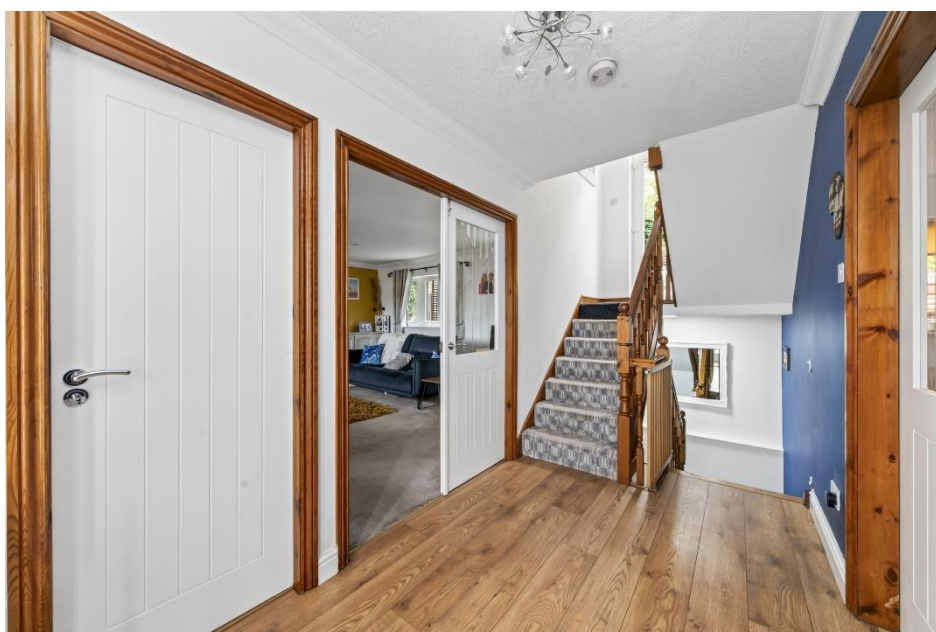
The property accommodation briefly comprises of entrance hall, downstairs WC, dual aspect I-shaped lounge and open-plan dining-kitchen to the ground floor. To the lower ground floor is the integral double garage, lower-ground floor double bedroom and utility room (Which could be utilised as a ensuite subject to necessary works). To the first floor there are four well-proportioned bedrooms and the house bathroom, the principal bedroom with ensuite shower room. Externally there is a block paved double driveway leading to the garage, with steps leading to the front door. The rear garden is low maintenance and enclosed with a decked area ideal for alfresco dining, Indian stone patio and a timber gazebo offering a sheltered area for BBQ'ing or space for a hot tub.

EPC: TBC Council Tax Band: E Tenure: Freehold

Offers around £475,000

ENTRANCE HALL

Enter the property through a double glazed composite front door with glazed inserts and leaded detailing into the entrance hall. There is an adjoining double-glazed window with obscure glass to the front elevation, decorative coving to the ceiling, high-quality flooring, a ceiling light point and radiator. There are multi-panel timber and glazed doors which provide access to the lounge and the open plan dining kitchen, and a door encloses the downstairs w.c. Additionally, there are staircases rising to the first floor and descend into the lower ground floor, which have wooden banister and traditional spindle balustrades.



DOWNSTAIRS W.C.

The downstairs w.c. features a modern white two-piece suite comprising low-level w.c. with push-button flush and a pedestal wash hand basin. There is attractive tiled walls and tiled flooring, a ceiling light point, radiator and a double-glazed window with obscure glass to the front elevation and extractor fan.

LOUNGE

Measurements – 18'4" max x 16'3"

As the photography suggests, the lounge is a generously proportioned light and airy reception room which features dual aspect windows with a bank of double glazed mullioned windows to the front elevation which has superb open aspect views across rooftops over the valley and with a bank of mullioned windows and an additional single window to the rear elevation. There is decorative coving to the ceiling, recessed lighting to the ceiling, and two sets of fitted storage covers with shake style cupboard fronts, providing a great deal of additional storage space and with display shelving over.



OPEN PLAN DINING KITCHEN

Measurements – 18'3" x 9'8"

The open plan dining kitchen room enjoys a wealth of natural light which cascades through the dual aspect banks of double-glazed mullioned windows to the front and rear elevations. The high-quality flooring continues through from the entrance hall and there is a ceiling light point over the dining area and inset spotlighting to the ceiling. The kitchen features a wide range of fitted wall and base units with shake style cupboard fronts and with complimentary work surfaces over which incorporate a one and a half bowl composite sink and drain unit with chrome mixer tap. The kitchen is equipped with built-in appliances which includes a four-ring gas hob with integrated cooker hood over with inset down lighters and a built-in electric double oven. There is space for a tall standing fridge and freezer unit, a built-in dishwasher, under unit lighting and cornice lighting.





LOWER GROUND FLOOR

Taking the staircase from the entrance hall, lower ground floor vestibule which features a steaming light point, a radiator, a useful understairs cupboard and a cloakroom area. There are doors providing access to the bedroom and to the integral double garage.

INTEGRAL GARAGE

Measurements – 18'9" X 18'6"

The garage features an electric remote-controlled sectional up and over door. There is lighting and power in situ, ample fitted storage, a bank of double-glazed mullioned windows with obscure glass to the front elevation, and a cold-water feed tap.

BEDROOM FIVE

Measurements – 11'7" X 9'6"

A generously proportioned double bedroom which has ample space for freestanding furniture with a bank of double-glazed mullioned windows to the side elevation, a ceiling light point and radiator and a door provides access to the utility room.



UTILITY ROOM

Measurements – 13'6" x 5'9"

The utility room features fitted base cabinets with shaker style cupboard fronts and with a rolled edge work surface over which incorporates a single bowl stainless steel sink and drainer unit with mixer tap. There is plumbing and provisions for an automatic washing machine, a vent for a tumble dryer, a bank of double-glazed mullioned windows with frosted glass to the front elevation, and a ceiling light point. Additionally, there is high-quality flooring, a radiator, extractor fan, and it also houses the wall mounted Valent combination boiler.

(Please note that the Vendors did have initial plans to utilise the utility as an en-suite to the lower ground floor bedroom and move the utility provisions into the garage).



FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance hall, there is a mid-level landing with double glazed French doors and arched window above leading out to the rear gardens and provides a great deal of natural light. Staircase then continue through to the first-floor accommodation which features a wooden banister with traditional spindle balustrade over the stairwell head, decorative cove into the ceiling, a chandelier point and a loft hatch gives access to a useful attic space which is accessed by a pull-down ladder. It is boarded and provides lots of additional storage. Doors then give access to the bedroom and bathroom accommodation and there is a radiator.



BEDROOM ONE

Measurements – 11'4" x 9'9"

Bedroom one is a generously proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a ceiling light point, decorative coving, a radiator, a bank of double-glazed mullioned windows to the front elevation with superb panoramic open aspect views and a bank of floor to ceiling inbuilt wardrobes which have sliding doors and with hanging rails and shelving in situ. A door then gives access to the ensuite shower room.



EN-SUITE SHOWER ROOM

Measurements – 6'0" x 5'9"

The en-suite shower room features a modern white three-piece suite, which comprises quadrant style shower cubicle with thermostatic shower, a pedestal wash hand basin with chrome monobloc mixer tap and a low level w.c. with push button flush. There is attractive tiled walls, a double-glazed window with obscure glass to the rear elevation, a shaver point, inset spotlighting to the ceiling and a ladder style radiator.



BEDROOM TWO

Measurements – 10'10" x 8'2" max

A double bedroom with ample space for freestanding furniture with two individual double-glazed windows to the front elevation providing natural light and superb open aspect views, ceiling light point and radiator.



BEDROOM THREE

Measurements – 10'10" x 8'3"

A generous, proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a ceiling light point, radiator, a bank of double-glazed mullioned windows to the front elevation with superb open aspect views across the valley and with high-quality laminate flooring.



BEDROOM FOUR

Measurements – 10'0" x 9'10" max

With a window to the rear elevation, ceiling light point radiator, bedroom four can accommodate a double bed with space for freestanding furniture and has views onto the gardens.



BATHROOM

Measurements – 10'2" X 6'7"

The bathroom features a modern contemporary three-piece suite which comprises of a inset bath with shower head mixer tap and tiled surround, a broad wash hand basin with vanity covers beneath and chrome monoblock mixer tap and a low level w.c. with push button flush. There is attractive tiled walls, insert spotlighting to the ceiling, an extractor fan, chrome ladder style radiator and a double-glazed window with obscure glass to the rear elevation.

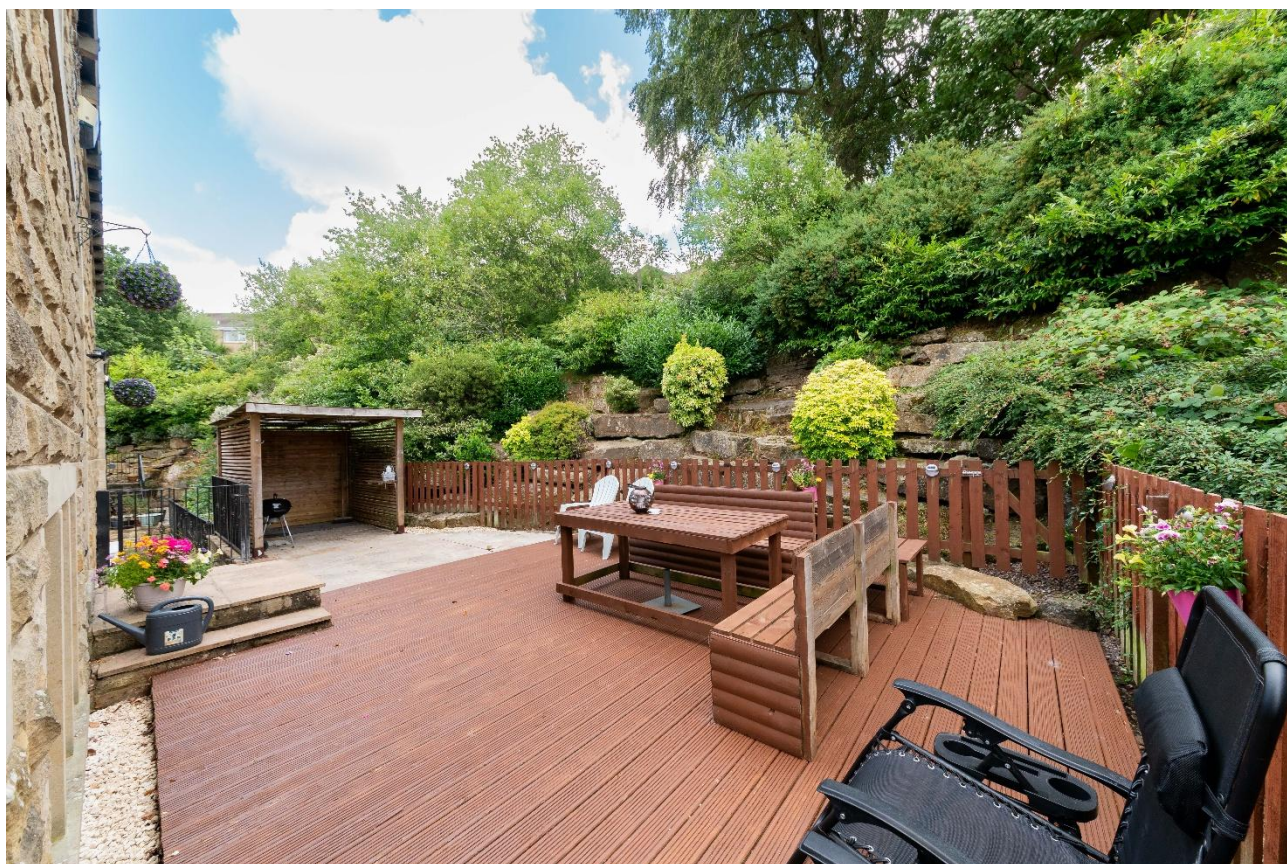


FRONT EXTERNAL

Externally to the front, the property features a block paved double driveway which provides off-street parking for two vehicles and leads to the integral double garage. There are steps to the rear of the parking area which lead up to the rear garden and additionally steps which lead to the main front door to the property where there is a up and down light. Beneath here is a handy bin store and external security light.

REAR EXTERNAL

Following these steps from the driveway you reach a gate which encloses the rear garden which offers a low maintenance area featuring a raised decked area ideal for alfresco dining, barbecuing and entertainment. There is a flagged patio and additionally a fixed frame timber gazebo which could be utilised to house perhaps a hot tub or an outside kitchen or bar area with the double external plug sockets. There is an external security light and pleasant views from the gardens onto the fabulous rockery garden which is well stocked with mature flowers and shrubs and there is part fenced and part wrought iron boundaries.





ADDITIONAL INFORMATION

EPC rating – TBC

Property tenure – Freehold

Local authority – Kirklees

Council tax band – E

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 - 8.45 to 17:30

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Sunday - 11:00 to 16:00



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
01226 731730

Pontefract
01977 800259