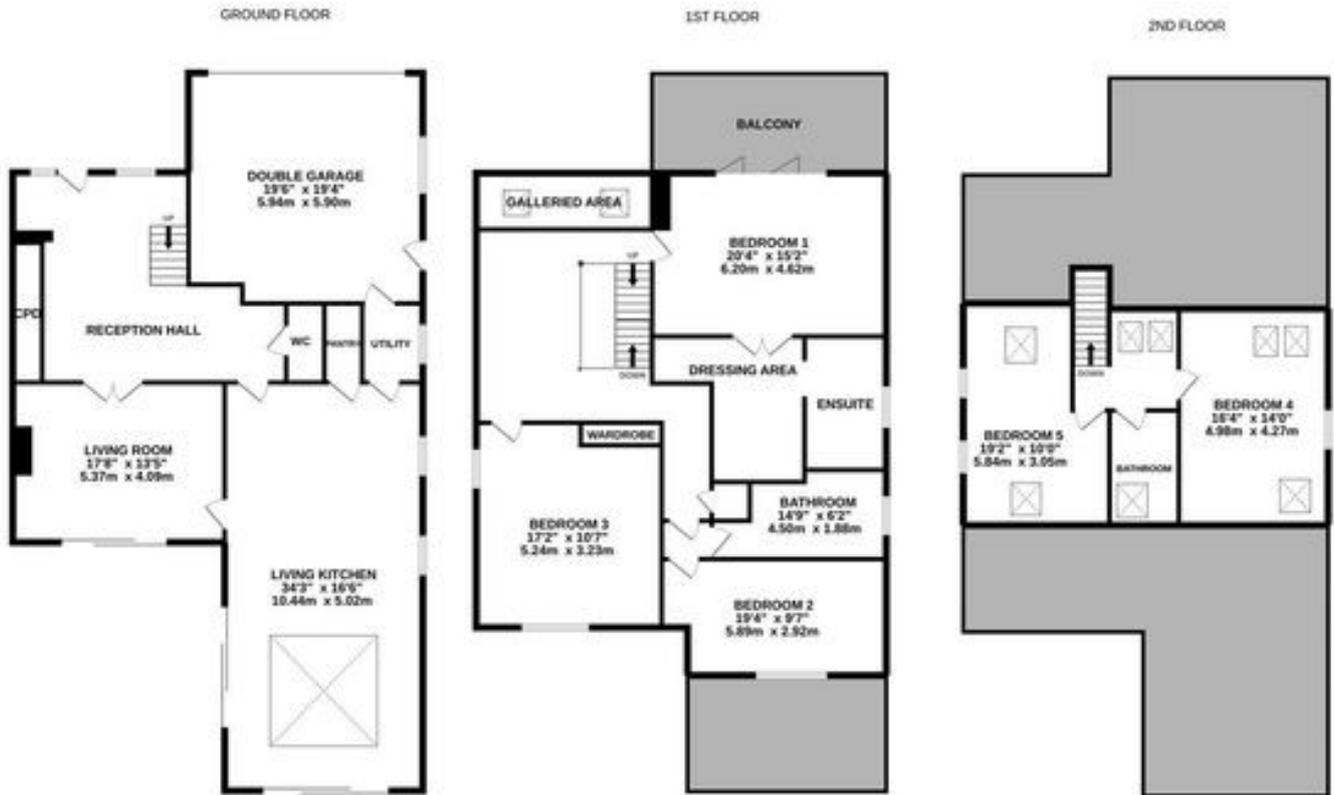




**Simon Blyth**  
ESTATE AGENTS

**62 SLADES ROAD, GOLCAR, HUDDERSFIELD, HD7 4JR**

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SLADES ROAD

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

AVAILABLE WITH VACANT POSSESSION AND NO ONWARD CHAIN, A STUNNING ARCHITECT DESIGNED CONTEMPORARY HOME WITH A STYLISH AND BEAUTIFULLY APPOINTED INTERIOR TOGETHER WITH FABULOUS LONG-DISTANCE VIEWS. THIS IMPRESSIVE DETACHED FAMILY HOUSE HAS A GENEROUS LEVEL OF ACCOMMODATION ARRANGED OVER THREE FLOORS.

There is a gas central heating system with underfloor heating to the ground floor, aluminium high performance double glazing and CCTV. Briefly comprising to the ground floor: - reception hall, downstairs w.c. 34ft living kitchen with glazed atrium, walk-in pantry, utility room and living room. First floor: - master bedroom with balcony, dressing room and ensuite, two further double bedrooms and bathroom. Second floor two double bedrooms and bathroom. Externally an electric gate opens onto a block paved driveway with off road parking for a number of vehicles together with an integral double garage. Gardens have been designed to be virtually maintenance free with patios and AstroTurf. The property is situated close to a local farm shop with further shopping in Golcar Village and accessible for Junctions 23 and 24 of the M62 Motorway.

**Offers around £895,000**

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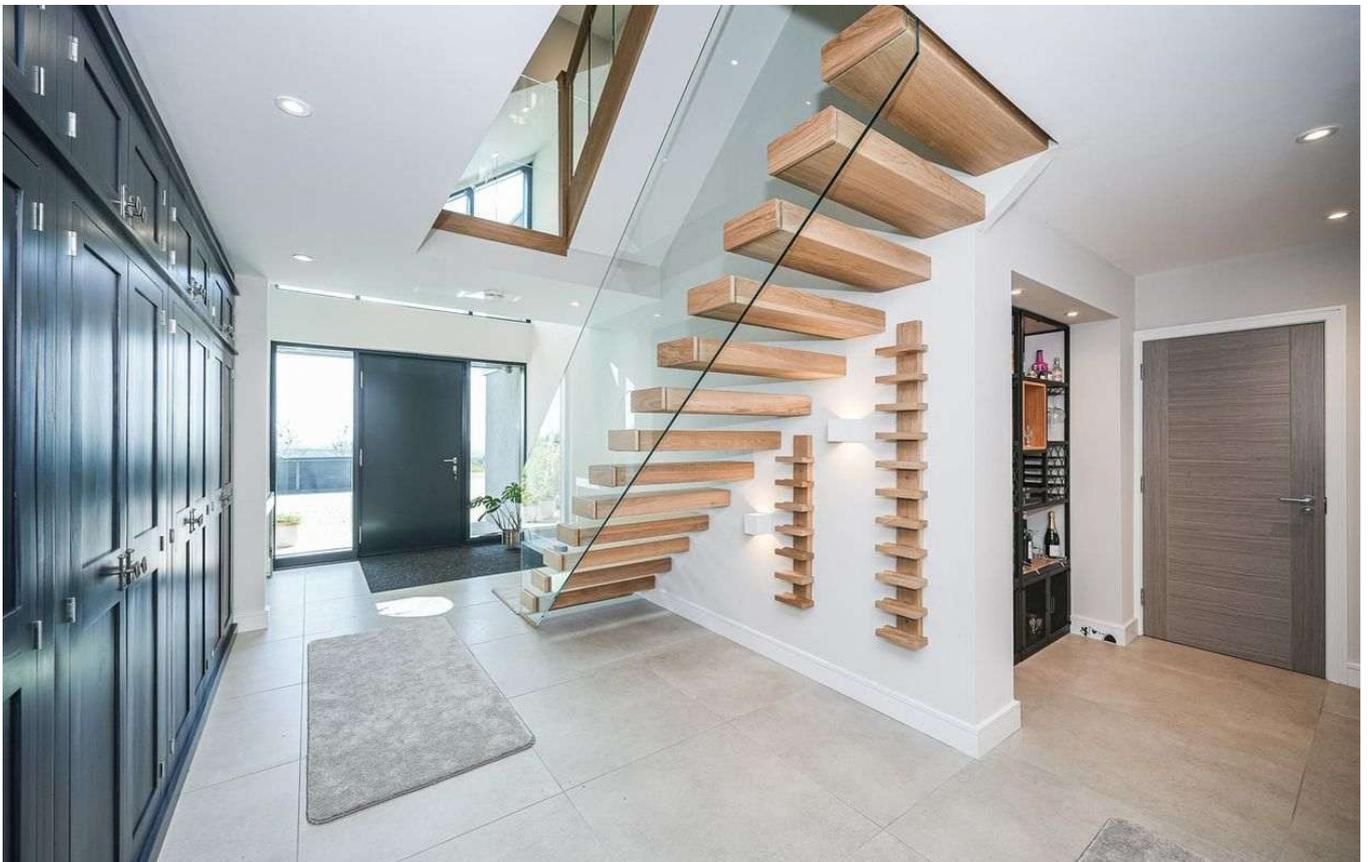
## GROUND FLOOR

### ENTRANCE HALL

A large aluminium door opens into the reception hall.

### RECEPTION ROOM

This lovely welcoming area is flooded with natural light from sealed unit double glazed windows which run from floor to ceiling. There is tiled floor inset ceiling downlighters, recessed area with fitted storage and display unit, there is a lovely bank of fitted floor to ceiling panelled door storage cupboards and to one side an oak open tread staircase with glass balustrade rises to the first floor.



**LIVING KITCHEN**

34'3 x 16'6

As the dimensions indicate this is a particularly generous living space which is situated to the rear of the property with aluminium, double glazed windows to two elevations, large sliding aluminium patio doors with electric blinds, there is also a glazed atrium all of which provides this area with an abundance of natural light. There are inset ceiling downlighters, four ceiling light points, tiled floor, and fitted with a stylish range of matte grey cupboards and drawers, there are overlying quartz worktops with matching splashbacks which extend to form a breakfast bar, Rangemaster stainless steel cooker with six burner gas hob, electric double oven, and grill with stainless steel extractor hood over, housing for a Rangemaster American style fridge freezer, inset one and a half bowl sink with extending chrome monobloc tap, integrated dishwasher, island unit with fitted cupboards and drawers, wine cooler and overlying quartz worktops. To one side a door gives access to a walk in pantry with tiled floor and fitted shelving.



## LIVING ROOM

17'8 x 13'5

This is situated adjacent to the living kitchen and has aluminium sliding double glazed patio doors opening out on to the rear garden, there are inset ceiling downlighters and as the main focal point of the room there is a chimney breast with inset mirror and limestone fireplace with log flame effect remote control fire.



## PANTRY

6'8 x 3'7

Walk in pantry with automated light with downlighters, tiled floor, and fitted shelving.

## UTILITY

6'8 x 5'2

With an aluminium double-glazed window, automated light with inset downlighters, tiled floor, base cupboard, and drawers with overlying quartz worktops with matching splashbacks, inset sink with extending chrome monobloc tap, under counter space for washer and tumble dryer together with courtesy door to the garage.

## DOWNSTAIRS W.C.

6'9 x 3'3

With automatic light with downlighters, extractor fan, tiled floor, heated towel rail and fitted with a suite comprising: - large rectangular hand wash basin with chrome monobloc tap and wall hung w.c. with concealed cistern.

## DOUBLE GARAGE

19'6 x 19'4

With an electric sectional door, courtesy door, aluminium double-glazed window to the gable, central heating radiator, power, light and to one corner there is the central heating system with an IDEAL boiler and hot water storage cylinder.



## FIRST FLOOR LANDING

Galleried landing with glass panelled balustrade with an oak handrail rising to the second floor. There are inset ceiling downlighters, central heating radiator, linen cupboard. From the landing access can be gained to the following rooms: -

## BEDROOM ONE

15'2 x 20'4

A fabulous master bedroom with aluminium double glazed sliding patio doors opening out onto a balcony and with stunning far-reaching views across to Ferrybridge. There is a ceiling light point, inset ceiling downlighters, two vertically hung radiators and two additional aluminium double glazed windows to the side elevation. To the rear of the bedroom a door gives access to a dressing room.



**ENSUITE**

11'4 x 6'9

With automated lighting with inset downlighters, aluminium double-glazed window, heated towel rail, wood effect flooring and fitted with a suite comprising: - large rectangular wash basin with twin chrome monobloc taps and storage beneath, wall hung w.c. with concealed cistern, quartz windowsills with mirrors above and large walk-in shower with glazed panel, fixed shower rose and sperate hand spray.

**DRESSING AREA**

13' max x 11'4

With inset ceiling downlighters, grey wood effect flooring and to one side a frosted glass door gives access to an ensuite shower room.



## **BEDROOM TWO**

19'4 x 9'7

A double room situated to the rear of the property with an aluminium sealed unit double glazed window, ceiling light point, inset ceiling downlighters and central heating radiator.



## **BEDROOM THREE**

17'2 x 10'7

A double room with dual aspect aluminium double glazed windows, inset ceiling downlighters, ceiling light point, central heating radiator and fitted sliding door mirror fronted wardrobes



## FAMILY BATHROOM

14'9" x 6'2"

With an aluminium double-glazed window, automated inset ceiling downlighters, grey wood effect flooring, heated towel rail, fitted mirrors, quartz windowsill and fitted with a suite comprising: - double ended bath with chrome mixer tap and quartz splashbacks, large rectangular hand wash basin with chrome monobloc tap and storage beneath, wall hung w.c. with concealed cistern and shower cubicle with sliding door and fixed shower rose together with hand spray.



## SECOND FLOOR LANDING

With two Velux double glazed windows, inset ceiling downlighters and from here access can be gained to the following rooms:-

## BEDROOM FOUR

16'4" x 14'

A double room with three Velux double glazed windows together with an aluminium double-glazed window to the gable, there are inset ceiling downlighters, ceiling light point and central heating radiator.



## BEDROOM FIVE

19'2 x 10'

With Velux double glazed windows to the front and rear elevations together with two aluminium double-glazed windows to the gable, there are inset ceiling downlighters and central heating radiator.



## SHOWER ROOM

8'9 x 4'7

With automated lights with downlighters, Velux double glazed window, large heated towel rail, grey wood effect flooring and fitted with a suite comprising: - a rectangular hand wash basin with chrome monobloc tap and storage beneath, wall hung w.c. with concealed cistern and shower cubicle with sliding door, fixed shower rose and separate hand spray

## **PARKING**

The property is approached through a sliding electric gate on to a block paved driveway which provides off-road parking for a number of vehicles and in turn gives access to an integral double garage.

## **GARDENS**

To the front of the property there are planted shrubs together with a drystone wall border, To the rear which can be accessed either side of the house with secure gates and an Indian stone flagged pathway with a gravelled border which leads to the rear with an extensive Indian stone flagged patio which can be accessed from either the living kitchen or living room. And beyond, three steps rise to an area of Astro turf with planted flowers to the borders and external lighting.





## **ADDITIONAL INFORMATION**

**Tenure – Freehold**

**Central Heating – Gas central heating system**

**Double glazing – Aluminium sealed unit double glazing**

**Alarm and CCTV**

**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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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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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.

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### **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

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