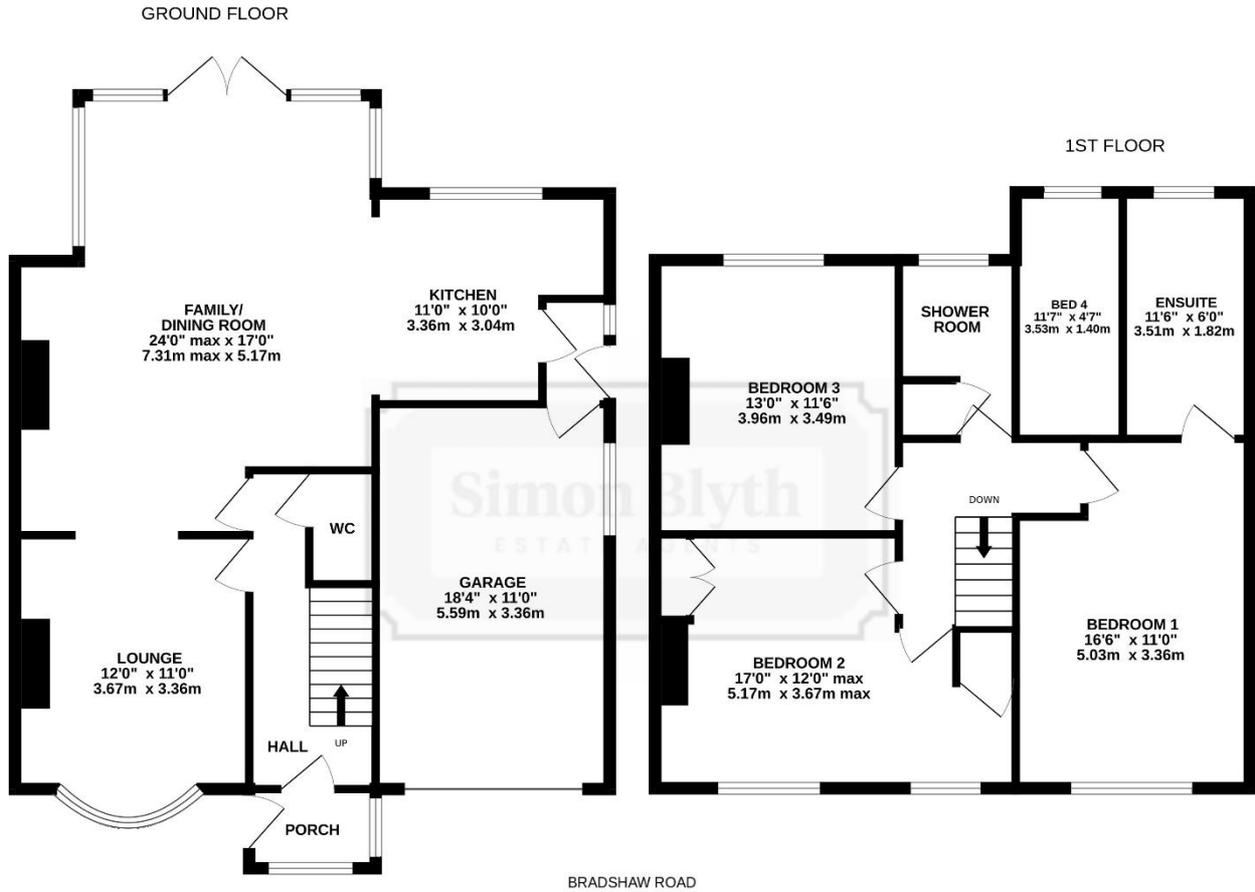


**Simon Blyth**  
ESTATE AGENTS



**BRADSHAW ROAD, HONLEY, HOLMFIRTH, HD9 6EE**



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## PROPERTY DESCRIPTION

OFFERING A WEALTH OF ACCOMMODATION ACROSS TWO FLOORS AND SITUATED CONVENIENTLY A SHORT DISTANCE FROM THE SOUGHT-AFTER VILLAGE OF HONLEY. THIS SUPERBLY PRESENTED, FOUR BEDROOM, SEMI-DETACHED FAMILY HOME IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IS IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, downstairs WC, lounge with bay window, open-plan dining/family room and kitchen, side entrance and integral garage/workshop to the ground floor. To the first floor there are four generous proportioned bedrooms and the house shower room, the principal bedroom with ensuite bathroom facilities, and bedroom two historically being two separate bedrooms. Externally there is a block paved driveway to the front, which continues down the side of the property to the rear garden which is enclosed with flagged patio area and flat lawn garden with well stocked flower and shrub beds.

EPC rating: D Council tax: D Tenure: Freehold

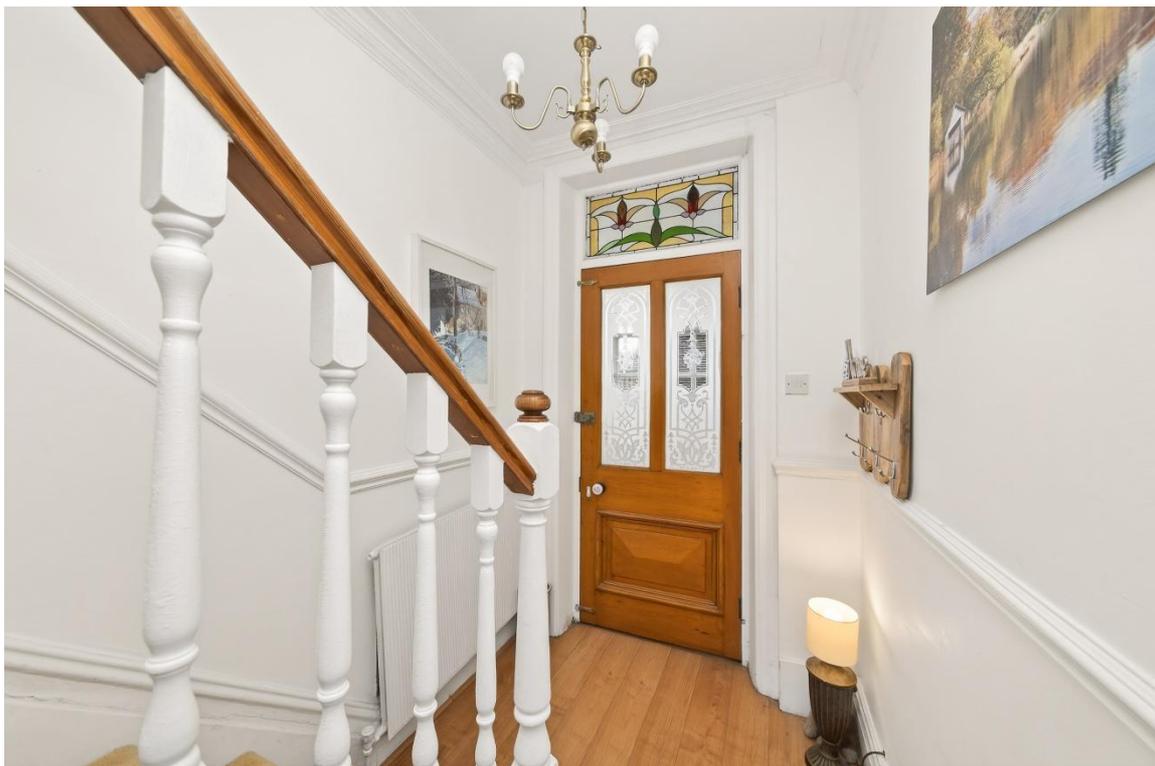
**Offers Around £420,000**

## ENTRANCE PORCH

Enter the property through a timber and glazed front door with obscure glazed inserts and leaded detailing into the entrance porch. The entrance porch features a vaulted ceiling with ceiling light point, terracotta tiled flooring, windows to both the front and side elevations providing a wealth of natural light and a fabulous timber and glazed door with obscure glazed inserts leads into the entrance hall.

## ENTRANCE HALL

The entrance hall features fabulous, high-quality flooring, a carpeted staircase with wooden banister and traditional spindle balustrade proceeds to the first floor. There is a useful understairs cupboard, two ceiling light points, decorative corning to the ceilings, a decorative dado rail and a radiator. The entrance hall has multi-panel timber and glazed doors which proceed to the lounge and to the open plan dining, kitchen and family room and a door that leads to a useful understairs w.c.



### DOWNSTAIRS W.C.

The downstairs w.c. features a modern white two-piece suite which comprises low-level w.c. with push button flush and a bowl wash hand basin set up on a bespoke vanity cupboard with chrome monobloc mixer tap. There is high quality flooring, decorative dado panelling, inset spotlighting to the ceiling and a chrome ladder style radiator and extractor fan.



### LOUNGE

*Measurements – 12'0" x 11'0"*

As the photography suggests, the lounge is a well-proportioned reception room which features a fabulous, bayed window to the front elevation with part-stained glass and leaded detailing. There is a decorative picture rail, ornate coricing to the ceiling, a decorative ceiling rose with ceiling light point and the focal point of the room is the recessed Inglenook fireplace with a fabulous cast iron log burning stove which is set upon a raised stone hearth. There are two wall light points and a double doorway then seamlessly leads into the open plan dining, kitchen and family room.



## OPEN PLAN DINING, KITCHEN AND FAMILY ROOM

### DINING, FAMILY ROOM AREA

*Measurements – 24'0" max x 17'0"*

A fabulous proportioned and impressive reception room which enjoys a wealth of natural light, which cascades through the triple aspect banks of windows to either side elevation and the rear elevation, with central French doors providing direct access to the gardens. The dining / family area features high quality flooring, decorative coving to the ceiling, a decorative picture rail and inset spotlighting. The focal point of the dining area is the fabulous decorative fireplace with attractive brick backcloth and set upon a raised brick hearth. There is a television point, a vertical cast iron column radiator, and the dining / family area then seamlessly leads into the kitchen.





## KITCHEN AREA

*Measurements – 11'0" x 10'0"*

The kitchen features a wide range of fitted wall and base units, with fixed frame shaker style cupboard fronts and with complimentary granite work surfaces over, which incorporates a fabulous Belfast ceramic sink unit with chrome mixer tap. The kitchen is equipped with space for a five-ring range cooker with attractive high gloss brick effect tile into the splash areas and integrated cooker hood over. There is glazed display cabinets, a built-in dishwasher and integrated fridge and freezer unit. The kitchen area has a bank of double-glazed windows to the rear elevation with pleasant views onto the gardens and a multi-panel timber and glazed door with obscure glazed inserts gives access to the everyday side entrance. There is a plinth heater, space and provisions for either a built-in or freestanding washing machine and there is a fabulous breakfast peninsula with space for informal dining or food preparation with two ceiling lights above.





### EVERYDAY ENTRANCE

The everyday entrance is accessed from the side elevation via a double-glazed PVC door with obscure glazed inserts with an adjoining window. There is a ceiling light point and an integral door that leads to the garage.

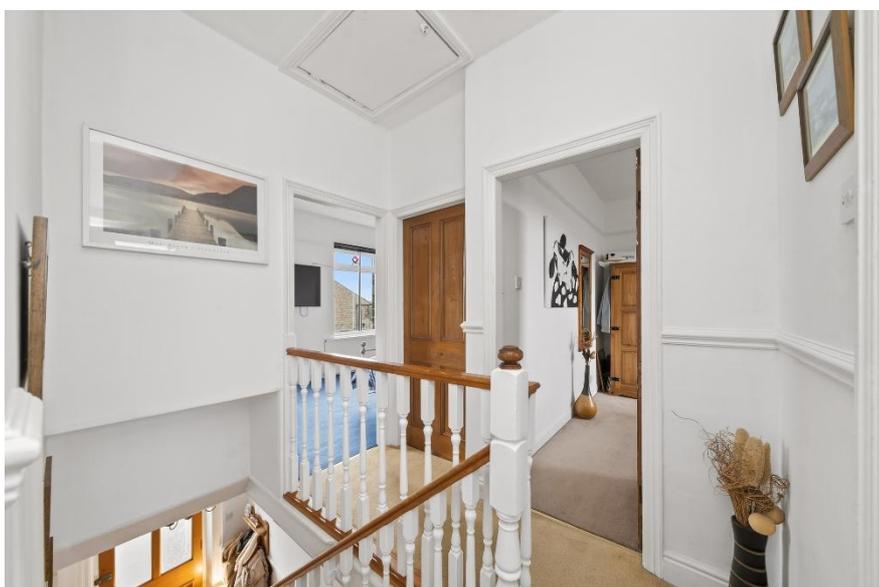
### GARAGE / WORKSHOP

*Measurements – 18'4" x 11'0"*

The garage features a roller shutter door, there is lighting and power in situ and with banks of fitted shelving as well as a work surface with cupboards beneath providing a great deal of additional storage and workbench space. There is a bank of windows to the side elevation providing natural light and it also houses the wall mounted combination boiler.

### LANDING

Taking the staircase from the entrance hall, you reach the first-floor landing, which features two ceiling light points, a decorative dado rail, a wooden banister with traditional spindle balustrade over the stairwell head, and there are multi-panel doors providing access to four well-proportioned bedrooms and the house shower room. There is a loft hatch providing access to a useful attic space.



## BEDROOM ONE

*Measurements – 16'6" x 11'0"*

Bedroom one is a generously proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a double-glazed window to the front elevation with pleasant open aspect view and with far reaching view over the rooftops into the distance. There is a ceiling light point and radiator and a multi-panel door proceeds into the en-suite bathroom.



## EN-SUITE

*Measurements – 11'6" x 6'0"*

The ensuite bathroom features a four-piece suite which comprises step in shower cubicle with thermostatic shower, a low level w.c. with push button flush, a corner panel bath and a broad wash hand basin with vanity cupboard beneath and chrome monobloc mixer tap. There is attractive tiled flooring and tiling to the splash areas and dado height, a double-glazed window with obscure glass to the rear elevation, inset spotlighting to the ceiling, an extractor fan, shaver point and chrome ladder style radiator.





## BEDROOM TWO

Measurements – 17'0" x 12'0" max

Bedroom two was historically two separate rooms, please see the floor layout plan for reference. It is now a fabulous proportioned double bedroom which benefits from an array of fitted furniture. There are two double glazed windows to the front elevation with part-stained glass and leaded detailing, both of which providing far reaching views over rooftops across the valley. There are two ceiling light points, a decorative picture rail, a radiator, banks of fitted wardrobes with fitted cupboards, a recessed alcove with hanger rail and shelving, display shelving to the front of the chimney breast and additional storage over the bulkhead for the stairs with plug points and a TV point in situ.



### BEDROOM THREE

*Measurements – 13'0" x 11'6"*

Bedroom three is situated at the rear of the property and can accommodate a double bed with ample space for freestanding furniture. It features a double-glazed window to the rear elevation with pleasant view across the property's rear garden, a decorative picture rail, radiator and ceiling light point, and the focal point of the room is the decorative cast iron fireplace.



### BEDROOM FOUR

*Measurements – 11'7" x 4'7"*

Bedroom four is currently utilised as a single bedroom but can be utilised as a home office or nursery. It features a double-glazed window to the rear elevation, a ceiling light point, radiator and has a loft hatch which provides access to a useful attic space.

### LOFT

The loft is bordered and is used as a hobby room.



## SHOWER ROOM

The shower room features a white three-piece suite, which comprises of a quadrant style step-in shower cubicle with Myra jump shower, a low-level w.c. with push button flush and a corner wall hung wash hand basin with chrome monobloc mixer tap. There are tiled walls and tiled flooring, a panelled ceiling with two ceiling light points, a chrome ladder style radiator and a double-glazed window with obscure glass at the rear elevation. Additionally, there is also a cupboard which houses the hot water cylinder, as well as provides additional storage for toiletries and towels.



## REAR EXTERNAL

Externally to the rear, the property occupies a fabulous plot with an enclosed garden which features a substantial flag patio ideal for alfresco dining and barbecuing. There is a lawn garden with mature hedged borders providing a great deal of privacy as well as raised sleeper beds which are well stocked with flowers and shrubs. There is an external a plug point, an external security light and an external tap. A block paved pathway proceeds down the side of the property to the front garden and driveway.







## FRONT EXTERNAL

Externally to the front the property features a block paved driveway which provides off street parking. The block paving then proceeds down the side of the property to a gate which encloses the rear garden. There are external lights and external up and down lights to the side. The front garden also features block paving and is a particularly private space with mature hedged borders and part walled and part fence boundaries.



### **ADDITIONAL INFORMATION**

EPC rating – D

Property tenure – Leasehold

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.

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 16:30

Sunday - 11:00 to 16:00

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### MAIN CONTACTS

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