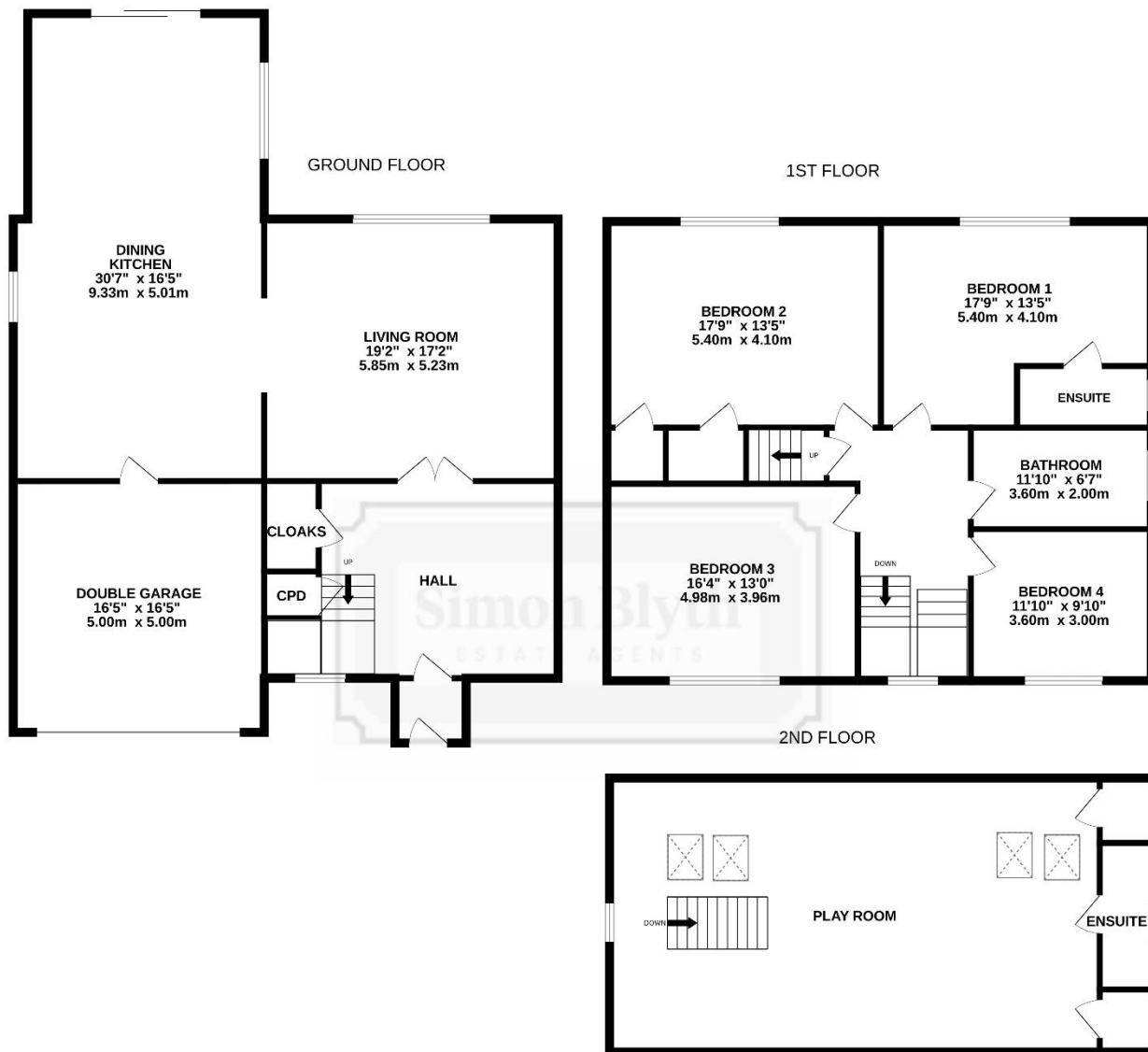


Simon Blyth
ESTATE AGENTS



WEST VIEW, SHEPLEY ROAD, STOCKSMOOR, HD4 6XW



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PROPERTY DESCRIPTION

OPEN TO VIEW – SATURDAY 27TH JUNE 11.00AM – 1.00PM

IN A MOST FABULOUS SETTING, IS THIS INDIVIDUALLY DESIGNED AND BUILT, THREE STOREY FAMILY HOME. TAKING FULL ADVANTAGE OF PICTURESQUE, OPEN ASPECT VIEWS ACROSS NEIGHBOURING FIELDS TO THE REAR, THE PROPERTY IS BEING CONSTRUCTED IN LOCALLY SOURCED YORKSHIRE STONE TO A HIGH SPECIFICATION THROUGHOUT. LOCATED IN THE SOUGHT-AFTER VILLAGE OF STOCKSMOOR, THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS AND WITHIN WALKING DISTANCE OF THE LOCAL TRAIN STATION.

The property accommodation will briefly comprise entrance porch, inner hallway, open-plan dining-kitchen and living room with views onto open fields at the rear. To the first floor there are four double bedrooms and the house bathroom with the principal bedroom having ensuite shower room. To the second floor is a versatile room which could be utilised as a home office, playroom and benefiting from ensuite facilities. There is a double integral garage, landscaped gardens and a courtyard setting with ample off-street parking to the front.

Offers around £1,000,000

ENTRANCE

Enter into the property through a solid timber and double-glazed front door into the entrance hall. The entrance hall features attractive tiled flooring with under floor heating, inset spotlighting to the ceilings, a kite winding staircase with oak banister and glazed balustrade proceed to the first floor and a fabulous bank of floor to ceiling windows provides the entrance hall with a great deal of natural light. There are doors providing access to the utility room, downstairs WC and leading into the integral double garage. And a multi-panel timber and glazed door with the joining multi-panel windows seamlessly leads into the lounge. There will be a fabulous bespoke oak and glazed wine cellar. Please see example picture for reference.



EXAMPLE IMAGE



UTILITY ROOM

The attractive tile flooring continues through into the utility/cloaks cupboard, which features inset spotlight into the ceiling, space and provisions for an automatic washing machine and ample cloak and shoes storage.

DOWNSTAIRS W.C

The downstairs w.c features a modern contemporary two-piece suite comprising of a low-level WC with concealed cistern and push button flush and a broad wash basin with vanity cupboards beneath and Monoblock mixer tap. There is attractive tiled walls, inset spotlighting to the ceilings and a double-glazed window with obscure glass to the side elevation.



LOUNGE

Measurements – 19'2''x 17'2''

As the photographer suggests, the lounge is a generous proportioned, light and airy reception room, which features double glazed sliding aluminium patio doors to the rear elevation, providing direct access to the gardens. The lounge enjoys views across neighbouring fields and across the valley, and there is a central ceiling light point, underfloor heating, lamp sockets and twin timber and glazed doors with adjoining multi panel windows seamlessly leads into the open plan dining kitchen and family room.





OPEN PLAN DINING KITCHEN AND FAMILY ROOM

Measurements – 30'7" x 16'5"

This impressive space enjoys a great deal of natural light which cascades through the triple aspect windows with a picture window to the side elevation, double glazed bank of mullioned windows to the other side and sliding patio aluminium doors to the rear elevation leading to the rear patio. There is attractive tiled flooring with under floor heating, inset spotlighting to the ceilings, a ceiling light point over the dining come family area and a ceiling light point over the breakfast island.



KITCHEN AREA

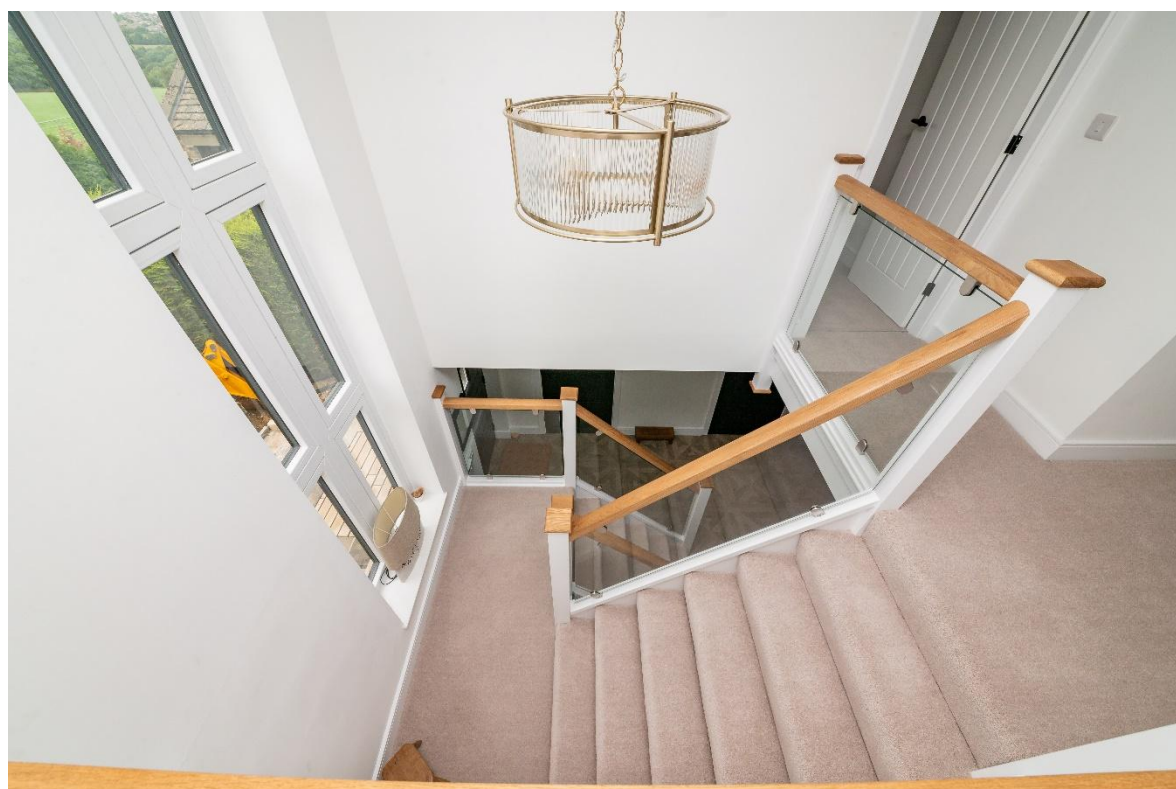
The kitchen features a wide range of high quality fitted wall and base units with shaker style cupboard fronts and with complementary quartz work surfaces over which incorporates an inset brass sink unit with Bevil drainer and mixer tap above. The kitchen is well equipped with high quality built-in appliances, including a five ring, Neff induction hob, twin, waist level, fan assisted ovens, a microwave combination oven with warming draw and full height fridge and freezer units. Additionally, the kitchen benefits from a matching quartz upstand to the work surface, soft closing doors and drawers, slide and hide bin storage, and an integrated dishwasher. The focal point of the kitchen is the breakfast island with matching marble top, cupboards beneath and space for informal dining.





FIRST FLOOR LANDING

Taking the staircase from the entrance hall you reach the first-floor landing, which features a bank of floor to ceiling windows to the front elevation, providing a great deal of natural light. There are doors providing access to four well-proportioned double bedrooms and the house bathroom. There is an oak banister with glazed balustrade over the stairwell head, inset spotlight into the ceilings, a chandelier point and radiator.



BEDROOM ONE

Measurements – 17'9" x 13'5"

Bedroom one is a generous proportioned light and airy double bedroom which has ample space for free standing furniture. There is a bank of double glazed windows to the rear elevation taking full advantage of fantastic open aspect views across neighbouring fields and across the valley. There is a central ceiling light point, a radiator air conditioning unit and a bank of fitted wardrobes which have hanging rails and shelving in situ. A door then provides access to the en-suite shower room.



ENSUITE SHOWER ROOM

The en-suite shower room features a modern high-quality, three-piece suite which comprises of a fixed frame shower cubicle with thermostatic rainfall shower and with separate handheld attachment, a broad wash hand basin with vanity cupboard beneath and Monoblock mixer tap and a low-level WC with concealed cistern and push button flush. There is attractive tiled flooring with underfloor heating, tiling to the walls, inset spotlights into the ceilings and an extractor fan. Additionally, there is a ladder style radiator and a double-glazed window with obscure glass to the side elevation.



BEDROOM TWO

Measurements – 17'9" x 13'5"

Bedroom two again, is a generous proportioned light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation, again taking full advantage of fantastic open views. There is a central ceiling light point, a radiator, a door which encloses a useful under stairs cupboard and a double-sided mirrored door encloses a hideaway spot under the stairs, again providing further storage. There is a bank or fitted wardrobes which has hanging rails, shelving and drawers.



BEDROOM THREE

Measurements – 16'4" x 13'0"

Bedroom three is a double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, central ceiling light point and radiator.



BEDROOM FOUR

Measurements – 11'10" x 9'10"

Bedroom four is currently utilized as a home office, but can accommodate a double bed with ample space for freestanding furniture. There is a bank of double glazed windows to the front elevation with pleasant open aspect views across fields towards Emley Moor Mast and there is a central ceiling light point and radiator.



HOUSE BATHROOM

Measurements – 11'10" x 6'7"

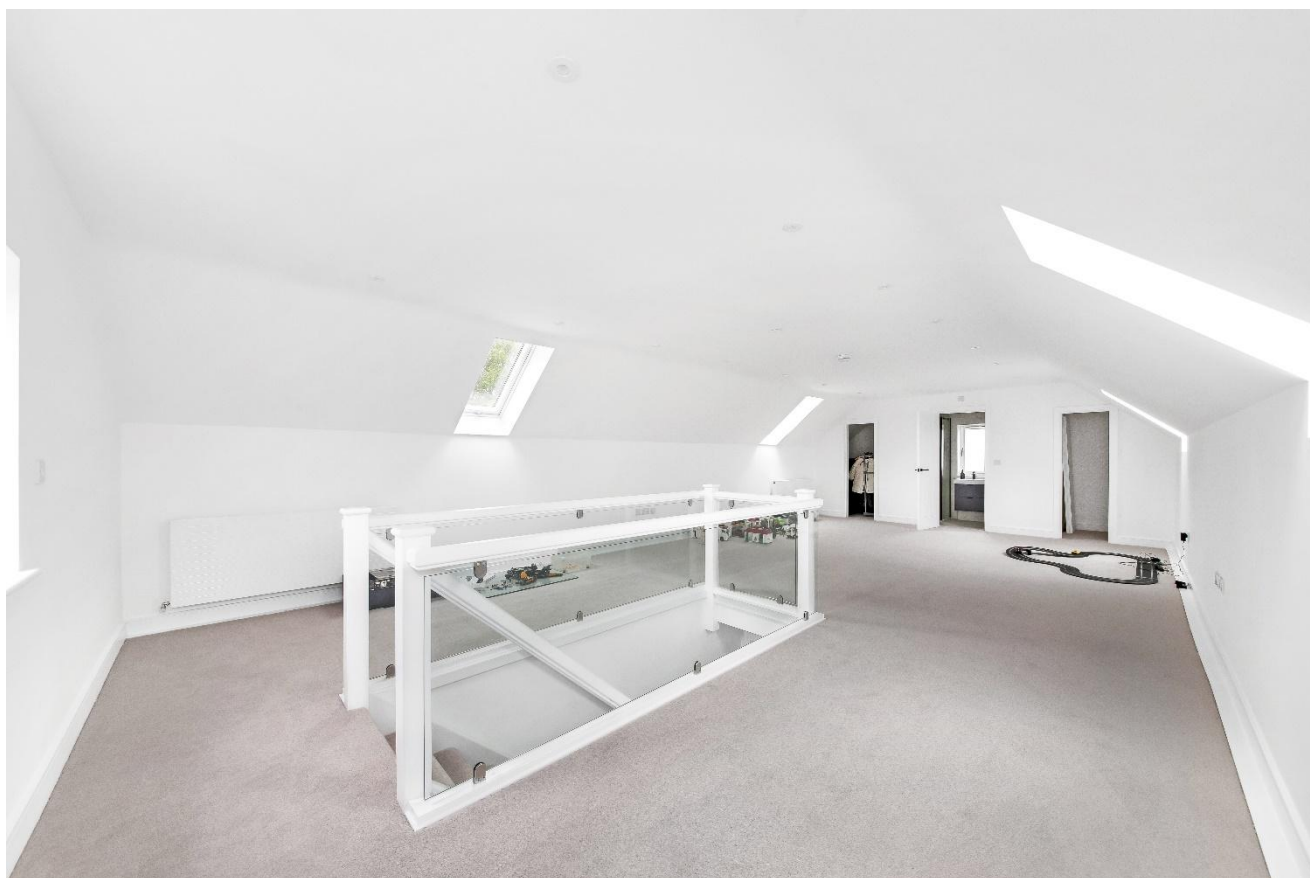
The house bathroom features an impressive high quality, four-piece, contemporary suite which comprises of a freestanding double ended bath, low level w.c with concealed cistern and push button flush, a broad wash hand basin with Monoblock mixer tap and vanity drawers beneath and a fixed frame walk in shower with thermostatic rainfall shower head and with separate handheld attachment. There is attractive tiled walls and flooring, inset spotlighting to the ceilings, a double-glazed bank of windows with obscure glass and tiled surround to the side elevation, under floor heating and extractor fan.



SECOND FLOOR

PLAYROOM

Taking the staircase from the first-floor landing, you reach the second-floor playroom, which is a more spacious, light and airy room with triple aspect windows, two skylight windows to the front and two to the rear and an additional double-glazed window to the side elevation. The room is currently utilised as a family room come games room and has ample plug points, two radiators and doors provide access to two useful storage cupboards and one to a central ensuite shower room. The room can be utilised as a double bedroom, should it be required.



ENSUITE

The ensuite shower room features a modern contemporary three piece suite comprising of a fixed frame shower cubicle with thermostatic rainfall shower head and with separate handheld attachment, a wall hung wash hand basin with Monoblock mixer tap and vanity drawers beneath and a low level LWC with push button flush. There is attractive tiled walls and flooring, inset spotlight into the ceilings, a brass ladder style radiator, extractor fan and a double glazed window with obscure glass to the rear elevation.



FRONT EXTERNAL



REAR EXTERNAL

Externally to the rear, the property occupies a generous plot, which is laid predominantly to lawn with a well-stocked flower and shrub bed and a fabulous patio area ideal for alfresco dining and barbecuing. There are part fenced and part attractive stonewall boundaries, and the gardens enjoy superb open aspect views across neighbouring fields, across the valley of the woodland backdrop. There are various external up and down lights, external plug points, external tap and pathways down either side of the property.





ADDITIONAL INFORMATION

EPC rating – TBC

Property tenure – Freehold

Local authority – Kirklees

Council tax band – TBC

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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Monday to Friday - 8.45 to 17:30

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