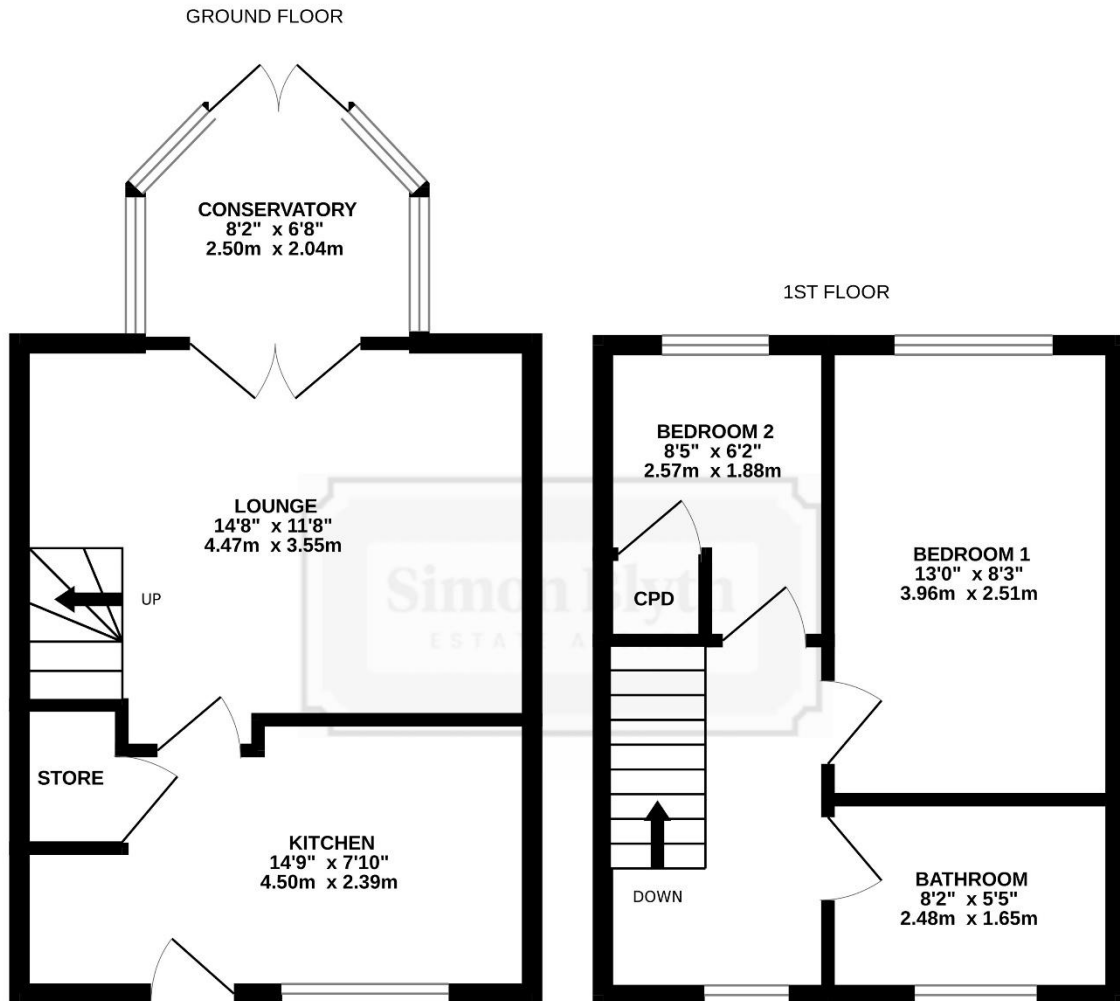


Simon Blyth
ESTATE AGENTS



BAYFIELD CLOSE, HADE EDGE, HOLMFIRTH, HD9 2QX



BAYFIELD CLOSE

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PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN IS THIS TWO BEDROOM, END-THROUGH-TERRACE HOME SITUATED IN THE QUIET CUL-DE-SAC SETTING OF BAYFIELD CLOSE. LOCATED IN THE DESIRABLE VILLAGE OF HADE EDGE, WITH PLEASANT WALKS NEARBY. THE PROPERTY FEATURES ENCLOSED LOW MAINTENANCE GARDEN TO THE REAR, CONSERVATORY AND DRIVEWAY TO THE FRONT.

The accommodation briefly comprises of kitchen, open-plan living/dining room and conservatory to the ground floor. To the first floor there are two bedrooms and the house bathroom. Externally there is a lawn garden and driveway to the front with off street parking for two. To the rear is a low maintenance, enclosed garden with lawn and two patio areas.

EPC rating: D Council tax: B Tenure: Freehold

Offers Around £

GROUND FLOOR

KITCHEN

Measurements – 14'9" x 7'10"

Enter the property through a multi-panelled, timber and glazed door with obscure-glazed inserts into the kitchen. The kitchen features a wide range of fitted wall and base units with high-gloss cupboard fronts and with complementary work surfaces over, which incorporate a one-and-a-half bowl stainless sink and drainer unit with chrome mixer tap, the kitchen is equipped with built-in appliances which includes a four-ring gas hob with canopy style cooker hood over and a built-in electric, fan-assisted oven. There is an integrated fridge/freezer and a built-in dishwasher as well as space and provisions for an automatic washing machine. The kitchen features a bank of double-glazed, mullioned windows to the front elevation, tiling to the splash areas, soft-closing doors and drawers and features high-quality flooring and a ceiling light point. The kitchen then gives access to the open plan living/dining room via a multi-panelled, timber and glazed door. It houses the wall-mounted, combination boiler and with access given to a useful, understairs cupboard.



LIVING/DINING ROOM

Measurements – 14'8" x 11'8" into alcove

A generous proportioned reception room which features a decorative dado rail, three wall light points and a central ceiling light. There is a radiator and a kite-winding staircase with wooden banister and traditional spindle balustrade rises to the first floor. Double-glazed French doors then give access to the conservatory with integrated blinds.



CONSERVATORY

Measurements – 8'2" x 6'8"

The conservatory enjoys a wealth of natural light which cascades through the double-glazed banks of windows to either side elevation and the French doors that give access to the gardens. There is a double plug point and a partly exposed stone wall and the conservatory has pleasant views across the property's gardens.



FIRST FLOOR LANDING

Taking the staircase from the open plan living dining room, you reach the first-floor landing which has a decorative dado rail, ceiling light point, radiator and a loft hatch gives access to a useful attic space. There are multi-panelled doors providing access to bedrooms and the house bathroom and a double-glazed, hardwood window to the front elevation with pleasant views across a communal green.



BEDROOM ONE

Measurements – 13'0" x 8'3"

Bedroom one is a 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 with views of the garden, a decorative dado rail, laminate flooring, television point and ceiling light point and a radiator.



BEDROOM TWO

Measurements – 8'5" into door recess x 6'2"

Bedroom two could be utilized as a home office or nursery. It will accommodate a single bed with space for free-standing furniture and benefits from a fitted wardrobe over the bulk head for the stairs with hanging rail and shelf. There is a decorative dado rail, ceiling light point, radiator and a bank of double-glazed windows to the rear elevation.



BATHROOM

Measurements – 8'2" x 5'5"

The bathroom features a white three-piece suite. Which comprises of an inset bath with electric, Mira 'Jump' shower over and glazed shower guard and tiled inset. A low-level WC with concealed cistern which incorporates a vanity cupboard with wash hand basin with mixer tap over. There is vinyl-tiled flooring and tiling to the walls, a ceiling light point, radiator, extractor fan and a bank of double-glazed, mullioned windows with obscure glass to the front elevation.



FRONT EXTERNAL

Externally to the front, the property features a tarmacadam, allocated parking space with ample visitors' parking nearby. The subject property has a long garden to the front with low-maintenance flower and shrub beds and an external security light. A flagged pathway then leads to a door canopied by the front door and continues down the side of the property to a gate which encloses the rear garden.

REAR EXTERNAL

Externally to the rear, the property features a low-maintenance and enclosed garden which features an Indian stone-flagged patio area, ideal for alfresco dining. There are well-stocked flower and shrub beds and steps lead to a flat, lawned area, again with shrub beds. At the top of the garden is a further, flagged patio which enjoys the afternoon and evening sun. There are fenced boundaries.



ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – B

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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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 16:30

Sunday - 11:00 to 16:00



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