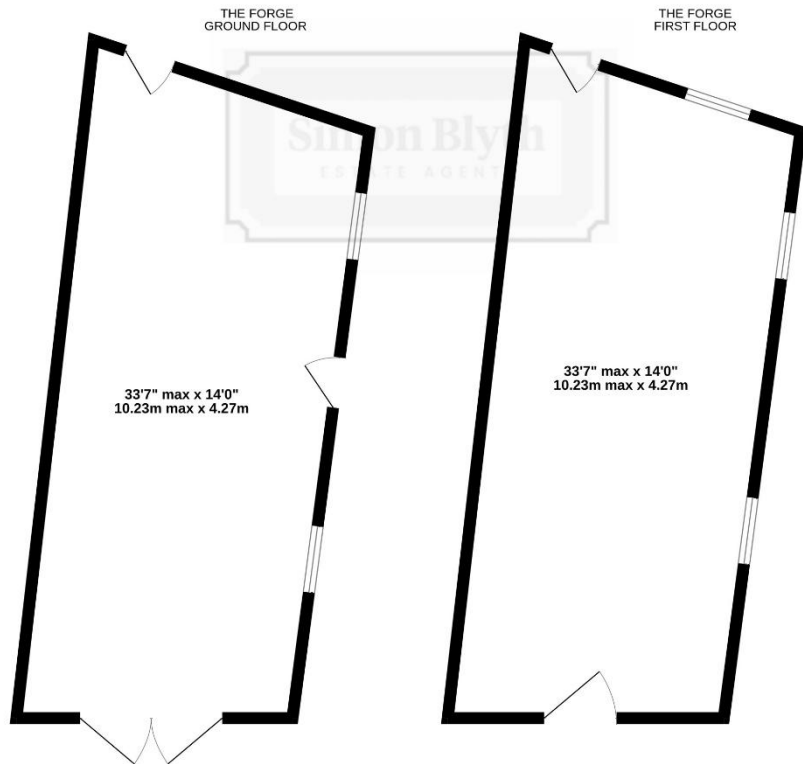
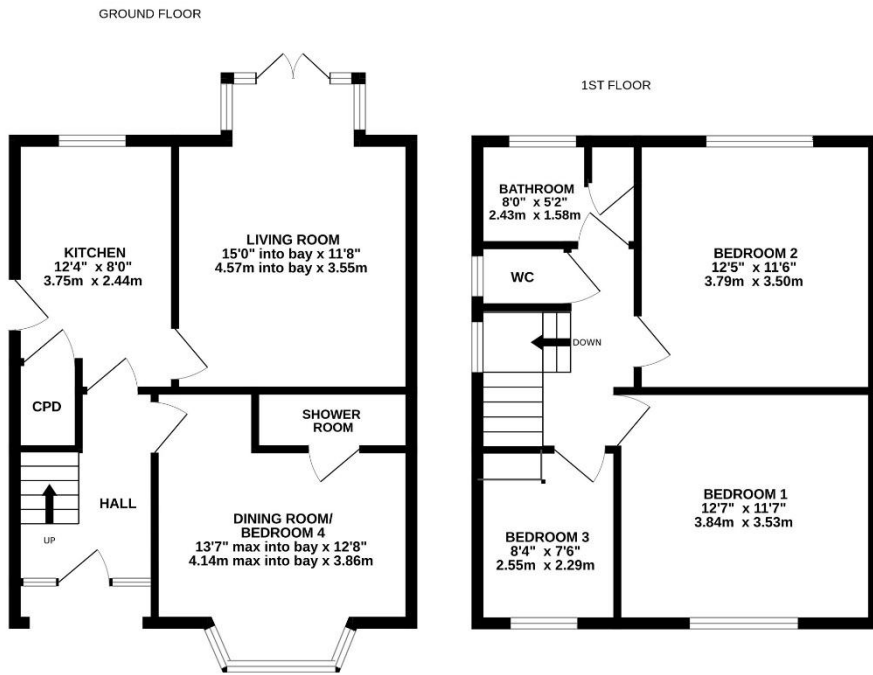




LYNTON DENE, WHITLEY ROAD, WHITLEY WF12 0LZ

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WHITLEY ROAD

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PROPERTY DESCRIPTION

A fabulous combination of detached three-bedroom period house with lovely rear gardens and rural views beyond and across the road a fabulous former Blacksmith Shop/ Coach House with a huge amount of character, two storey with lots of period features and double doors for garaging. With a driveway to the side this family home offers a great deal of scope both with the house and with the Coach House. It is rare indeed to find such a combination at this value in a lovely location with delightful surrounding community and long scenic walks close by. The property is just a short distance away from Dewsbury district golf club.

This well-built family home briefly comprises of, entrance hall, lounge, dining room, kitchen, three bedrooms two of which are doubles and house bathroom with a separate W.C. There is garden to the front and fabulous gardens to the rear. The two-storey period style Coach House ideal for storage of classic cars, classic motor bikes, home office usage, workshop, gymnasium and indeed any other form of annexed usage the property is offered for sale at a competitive price of offers around £380,000.

Offers Around £380,000

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GROUND FLOOR

ENTRANCE HALLWAY

Attractive storm porch with a brick arch shelters the period style timber door with inset leaded glazing, this has a full leaded glazed window surround providing a large amount of natural light into the entrance hallway. The particularly wide hallway is impressive and has doors leading from it and a staircase up to the first-floor landing. A doorway gives access through to the lounge.



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DINING ROOM

Measurements - 13'7" max x 12'8" (4.14m max x 3.86m)

The dining room is positioned to the front, the room has a beautiful broad bay window once again with period style windows and with period style glazing. This gives the room a huge amount of natural light, there is an attractive stone and slate fireplace with tv/high plinth and mantel. The room has two wall light points and coving to the ceilings. Due to family requirements in recent times the dining room also has an adjoining shower room within.



DOWNSTAIRS W.C./SHOWER ROOM

This could be removed or retained by the new owner, it has a low-level W.C., pedestal wash hand basin and a shower cubicle with attractive tiling throughout



KITCHEN

Measurements - 12'4" max x 8'0" (3.75m max x 2.44m)

A doorway from the hall leads through to the kitchen, this as the photographs and floor layout plan suggests is of a good size. It has a particularly pleasant view out over the property's rear gardens courtesy of a good-sized window. There is a long distance view out over farmland, a farm and hills in the distance. There is high ceiling height, units to both the high and low levels all of which are of a modern design and with attractive working surfaces over. There is an inset stainless steel sink unit with a mixer tap over, plumbing for an automatic washing machine, a four-ring inset gas hob with an extractor fan above and a glazed fronted oven below and space for a fridge freezer. The everyday access side door is of a particularly stylish nature with three inset glazed windows and a useful understairs storage /pantry cupboard.



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LIVING ROOM

Measurements - 15'0" max x 11'8" (4.57m max x 3.55m)

This large room has a fabulous outlook out over the property's rear gardens and beyond courtesy of a broad bay with centrally located glazed doors giving direct access to the patio and gardens beyond. The room is of a good size, it has coving to the ceilings, a central ceiling point, an attractive period style fireplace with gas coal burning effect fire.



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FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach a three-quarter landing turning up to the first-floor landing. There is a good sized obscure glazed window, a loft access point and doorway leads through to bedroom one.



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BEDROOM ONE

Measurements - 12'7" max x 11'7" (3.84m max x 3.53m)

Bedroom one is a fabulous double bedroom with a pleasant outlook to the roadside, courtesy of a broad window.



BEDROOM TWO

Measurements - 12'5" max x 11'6" (3.79m max x 3.50m)

Bedroom two is positioned to the rear of the property and has a fabulous picture window giving a lovely view over the rural setting and it has coving to the ceiling.



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BEDROOM THREE

Measurements - 8'4" max x 7'6" (2.55m max x 2.29m)

Bedroom three is of a good-sized single bedroom with bulkhead plinth and a double-glazed window giving a view to the front.



HOUSE BATHROOM

Measurements - 8'0" max x 5'2" (2.43m max x 1.58m)

The house bathroom is fitted with a pedestal wash hand basin and shaped bath with a shower head over and a glazed screen to the side. There is a central heating radiator/towel rail in chrome, there is ceramic tiling to the floor and ceramic tiling to the full ceiling height. There is an integrated cupboard with shelving which is also home for the property's gas fire central heating boiler.



SEPARATE W.C.

The separate W.C. can be incorporated with the house bathroom if required, this has similar ceramic tiling, a double-glazed window and a low-level W.C.



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THE COACH HOUSE AND FORMER BLACKSMITH SHOP

Measurements - 33'7" max x 14'0" (10.23m max x 4.27m)

Outside the property has a very unusual feature, by having a detached former Blacksmith Shop across the road which provides parking and garage space. It is as the photographs suggest extremely characterful, built with handmade brick with the original doors and windows. It is a building of immense potential and has been used by the family for their workshop hobbies. There is parking for two/ three cars down the side and to the rear of the dwelling. Within the building it has a stone flagged floor, twin garage doors with glazed upper section. The former Blacksmith Shop has all the signs in of its history and has many interesting features dating back to many generations. There is a hatch to the first-floor level with timber boarded floor that has loading doors to the front and rear, along with windows to the side and rear. It should be noted that the Coach House and former Blacksmith Shop is not a listed building.



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OUTSIDE

EXTERNALS

Surrounding the home is a particularly pleasant gardens to the front and rear, a wrought iron gate gives access to the enclosed gardens. To the front there is a shaped lawn with mature shrubbery. Broad pathway leads down the side of the home to the delightful, well stocked rear garden which enjoys a sunny aspect. This rear garden is delightful and enjoys a particularly sunny aspect and has mature shrubbery and a versatile garden shed/"mancave". The property has a good-sized paved patio immediately to the rear of the home featuring a lovely sitting out area.

It should be noted the property has gas fire central heating, UPVC double glazed windows to the main house itself with period windows to the Coach House/ Blacksmiths shop. Please note the Coach House/ Blacksmith Shop has separate electricity supply including meter.



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ADDITIONAL INFORMATION

EPC rating - D

Property tenure – Freehold

Local authority – Wakefield Metropolitan District 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:

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OFFICE OPENING TIME

7 DAYS A WEEK

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Sunday - 11:00 to 13:00

Details printed 18/06/2026

PROPERTY VIEWING NOTES



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