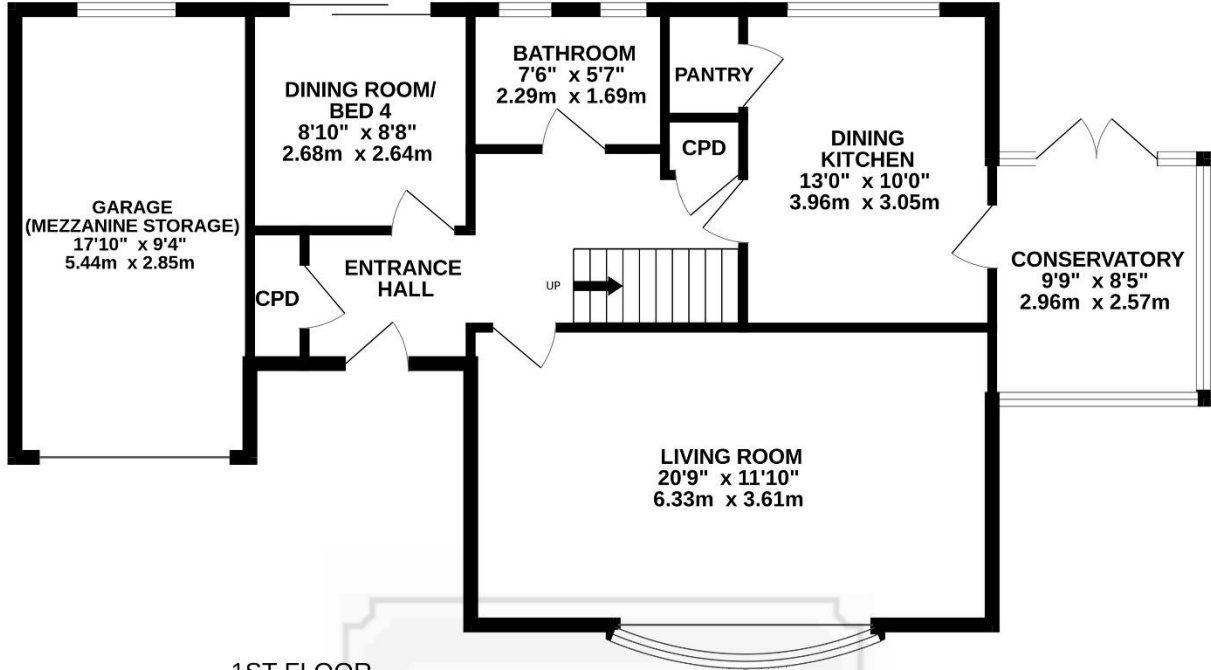


**Simon Blyth**  
ESTATE AGENTS

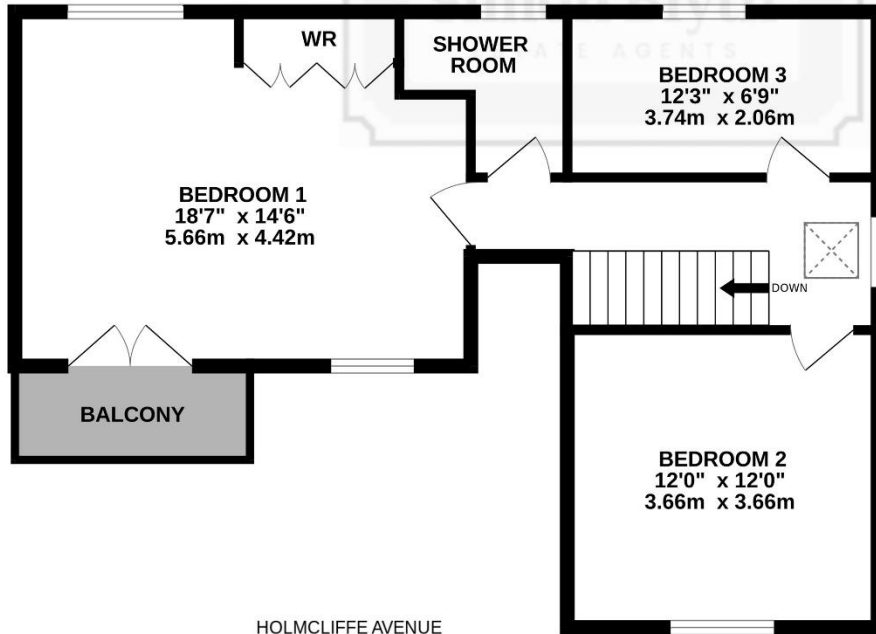


**HOLMCLIFFE AVENUE, HUDDERSFIELD, HD4 7RJ**

GROUND FLOOR



1ST FLOOR



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

A SUPERBLY APPOINTED, DETACHED FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS TWO FLOORS. BOASTING PRINCIPAL BEDROOM WITH FITTED FURNITURE AND BALCONY, TWO DRIVEWAYS, AND THREE RECEPTION ROOMS. SITUATED IN TAYLOR HILL, WITH PLEASANT TREE-LINED VIEWS, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. The ground floor accommodation briefly comprises of entrance hall, cloak cupboard, spacious lounge with bay window, kitchen, conservatory, bathroom and formal dining room/ bedroom four. To the first floor there are three further bedrooms and a shower room. The principal bedroom with ample fitted wardrobes and with balcony to the front with fantastic open aspect views. Externally there are two driveways to the front with low maintenance rockery beds and lawn. To the rear is an enclosed garden with lawn, flagged patio and low maintenance flower and shrub beds.

EPC: TBC Council Tax Band: C Tenure: Freehold

**Offers around £400,000**

## ENTRANCE HALL

Enter the property through a double-glazed composite door with obscure wood glazed inserts and leaded detailing into the entrance hall. There is an adjoining double-glazed window with obscure glass to the front elevation, high quality flooring, two ceiling light points and two radiators. The entrance hall has multi-panel doors giving access to the lounge, formal dining room, house bathroom, and enclosing the cloaks cupboard and airing cupboard.



## LOUNGE

*Measurements – 20'9" x 11'10"*

As the photography suggests, the lounge is a generously proportioned light and airy dual aspect reception room which features a double-glazed bay window to the front elevation with a pleasant tree-lined backdrop over the rooftops with an additional double-glazed window to the side elevation, both of which have leaded detailing. The lounge has decorative coving to the ceiling, a central ceiling light point, two wall light points and a radiator and the focal point of the room is the stove effect living flame gas fireplace, which is set upon a limestone hearth and with attractive matching limestone mantel and surround.





## FORMAL DINING ROOM

Measurements – 8'10" x 8'8"

The formal dining room is a multipurpose space which can be utilised for a variety of uses. It features high quality flooring, double glazed sliding patio doors which give direct access to the rear garden. There is decorative coving to the ceiling, and a central ceiling light point and the room could be utilised as a home office or perhaps ground floor bedroom.



## BATHROOM

*Measurements – 7'6'' x 5'7''*

The bathroom features a modern contemporary three-piece suite, which comprises freestanding double-ended bathtub with shower head mixer tap, a broad wash hand basin with chrome monobloc mixer tap and vanity cupboard beneath, which incorporates a low level w.c. with concealed cistern and push button flush. There is high quality flooring and contrasting tiling to the walls, a panelled ceiling with inset spotlighting, a radiator and two double glazed windows with tile surrounds and obscure glazed inserts to the rear elevation.



## DINING KITCHEN

*Measurements – 13'0'' x 10'0''*

The kitchen features a range of fitted wall and base units with shaker style cupboard fronts and with complimentary work surfaces over, which incorporates a one-and-a-half-bowl composite sink and drain unit with brushed chrome mixer tap. The kitchen is equipped with built-in appliances which includes an integrated fridge and freezer unit and a built-in washing machine. The kitchen is equipped with space and provisions for a five-ring range cooker with canopy style Rangemaster cooker hood over. There is attractive brick effect tiling to the splash areas, high quality flooring, inset spotlighting to the ceiling and a radiator. The kitchen has a multi-panel door giving access to a useful pantry, a bank of double-glazed windows to the rear elevation with pleasant views onto the gardens, and a double-glazed external PVC door to the side elevation leads to the conservatory.



## PANTRY

The high-quality flooring continues through from the kitchen into the pantry, which has fitted shelving in situ and houses the wall mounter Ideal combination boiler.

## CONSERVATORY

*Measurements – 9'9" x 8'5"*

The conservatory enjoys a wealth of natural light which cascades through the triple aspect windows to both the front, rear and side elevations. Again, there is lighting and power in situ. A bank of double-glazed French doors to the rear elevation give direct access to the gardens and there is a fabulous, exposed stone wall.



## FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first-floor landing, which features a double-glazed skylight window to the side elevation with integrated blind. Multi-panel doors then give access to three well-proportioned bedrooms and the shower room and there is inset spotlighting to the ceiling, a wooden banister with chrome spindle balustrade over the stairwell head.



## BEDROOM ONE

*Measurements – 18'7" x 14'6"*

Bedroom one is a fabulous proportioned dual aspect double bedroom which benefits from a bank of floor to ceiling fitted wardrobes which have hanging rails and shelving with downlighting above. There is inset spotlighting to the ceiling, two radiators, a loft hatch which gives access to a useful storage space and both windows to the front and rear elevations have pleasant woodland outlooks and there is a bank of double-glazed French doors with leaded detailing which leads to the front balcony.



### **BEDROOM ONE BALCONY**

The balcony features Yorkshire stone flags with obscure glazed balustrade and is a particularly pleasant position for enjoying the open aspect views over rooftops and for the morning and afternoon sun.



### **BEDROOM TWO**

*Measurements – 12'0" x 12'0"*

Bedroom two is a double bedroom which has ample space for freestanding furniture. It features a bank of double-glazed windows to the front elevation with leaded detailing which again has a pleasant open outlook over rooftops of a mature tree-lined backdrop and there are far-reaching views into the distance. There is a central ceiling light point and radiator.



### BEDROOM THREE

*Measurements – 12'3" x 6'9"*

Bedroom three is a single bedroom which has ample space for freestanding furniture with a bank of double-glazed windows to the rear elevation, a ceiling light point and radiator and there is an access point to a useful under eaves store.



### SHOWER ROOM

The shower room features a modern contemporary three-piece suite which comprises fixed frame shower cubicle with electric Mira Sport shower, a low level w.c. with push button flush, and a broad wash hand basin with vanity cupboards beneath and chrome monobloc mixer tap. There is attractive tiled walls and tiled flooring, a chrome ladder style radiator, a panelled ceiling with inset spotlighting and extractor fan, and a double-glazed window with tiled surround and obscure glass to the rear elevation.



## FRONT EXTERNAL

Externally to the front, the property benefits from two driveways. The driveway to the left-hand side of the property is a tandem flagged driveway which leads to the garage and with an additional tarmacadam driveway to the right-hand side of the property. Immediately to the front the garden is laid predominantly to lawn with a pleasant flower and shrub stone border and well stocked rockery bed. To the right-hand side is a gate which leads to the rear garden and from the driveway to the left-hand side, steps lead up to a door canopy with an external light by the front door.



## REAR EXTERNAL

Externally to the rear, the property enjoys a low maintenance and enclosed garden, which features a flagged patio area, ideal for alfresco dining and barbecuing. The seating area then leads onto a lawn with low maintenance flower and shrub beds and then finally to an additional patio area which enjoys the evening sun. There is an external tap and part fenced and part walled boundaries.





## **GARAGE**

The garage features a up and over door, there is lighting and power in situ and at the rear of the garage there is a staircase which leads to a useful mezzanine store which again has a fluorescent tube light point to the ceiling and a double glazed bank of windows to the rear elevation providing natural light.

### **ADDITIONAL INFORMATION**

EPC rating – TBC

Property tenure – Freehold

Local authority – Kirklees

Council tax band – C

### **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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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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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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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