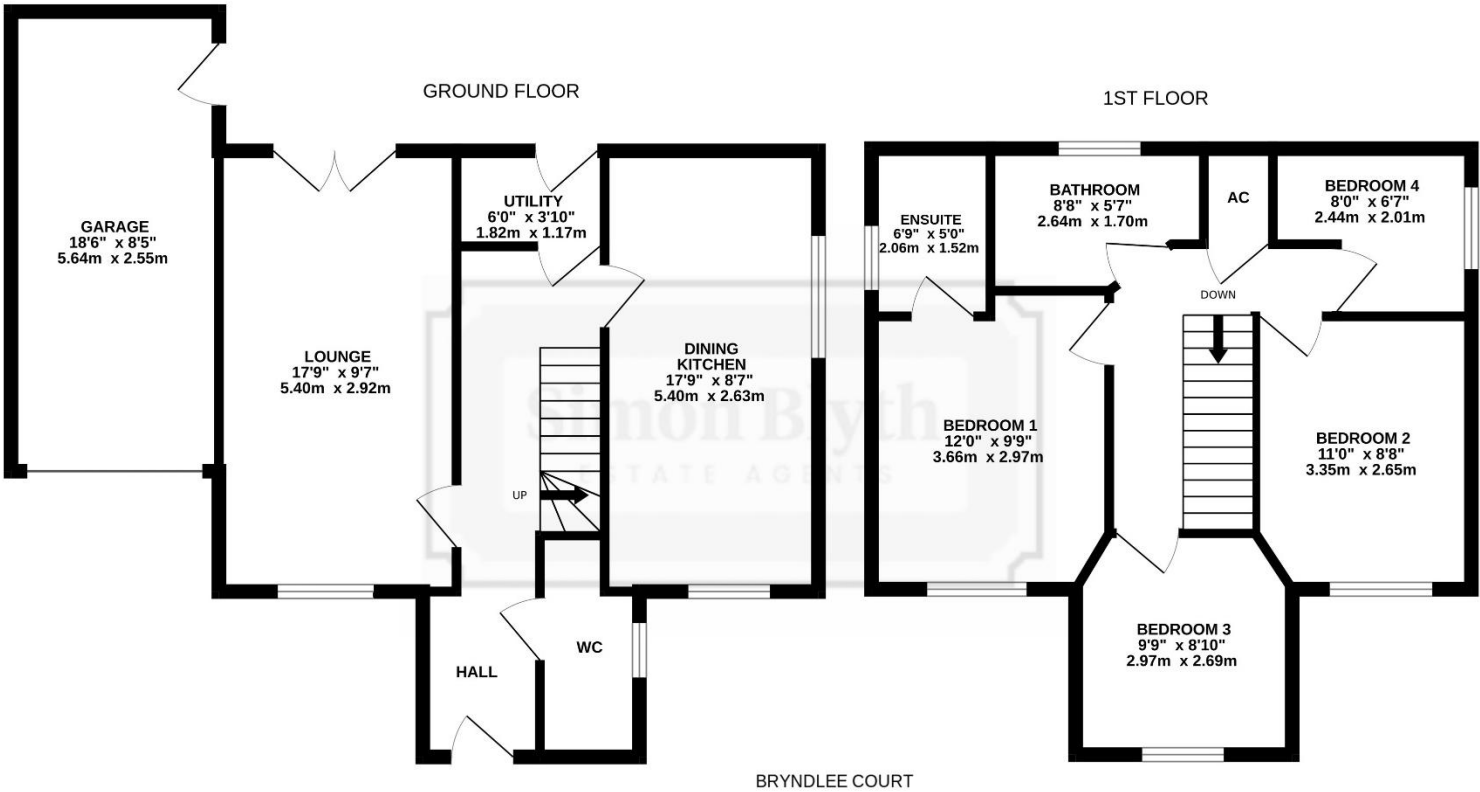


Simon Blyth
ESTATE AGENTS



BRYNDLEE COURT, HOLMFIRTH HD9 2TT



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PROPERTY DESCRIPTION

A DETACHED, FAMILY HOME, SITUATED IN A QUIET CUL-DE-SAC SETTING, CONVENIENTLY POSITIONED JUST OUTSIDE THE VILLAGE OF HOLMFIRTH. OFFERED WITH NO ONWARD CHAIN, THE PROPERTY BOASTS PLEASANT OPEN ASPECT VIEWS ACROSS THE VALLEY, FOUR BEDROOMS, AND OPEN-PLAN DINING-KITCHEN. LOCATED IN CATCHMENT FOR WELL REGARDED SCHOOLING, A SHORT DISTANCE FROM THE BUSTLING CENTRE OF HOLMFIRTH WHICH OFFERS AND ARRAY OF AMENITIES, AND THE PROPERTY IS IN A CONVENIENT POSITION FOR ACCESS TO COMMUTER LINKS.

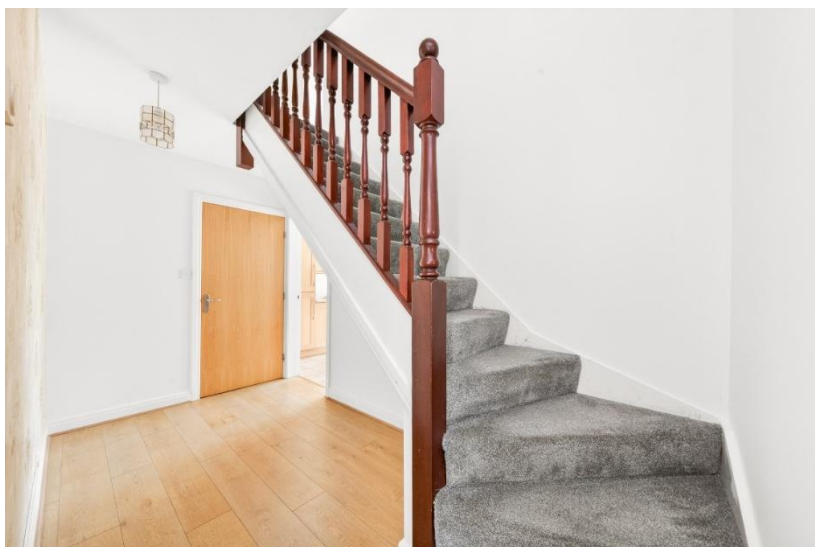
The property accommodation briefly comprises of entrance hall, downstairs WC, dual aspect lounge with French doors leading to the rear garden, open-plan dining-kitchen and utility room to the ground floor. To the first floor there are four bedrooms and the house bathroom, the principal bedroom with ensuite shower room. Externally there is a lawn garden to the front with a block paved driveway leading to the attached garage, to the rear is a low maintenance, enclosed garden with flagged patio and lawn area.

EPC: C Council Tax Band: Tenure: D Freehold

Offers Around £375,000

ENTRANCE

Enter the property through a double-glazed, composite front door into the entrance hall. The entrance hall features laminate flooring, two ceiling light points, a radiator and a carpeted, kite-winding staircase with wooden banister and traditional spindle balustrade proceeds to the first floor. Doors then provide access to the downstairs w.c., lounge, utility and open plan dining kitchen.



DOWNSTAIRS WC

The laminate flooring continues through from the entrance hall into the downstairs WC which features a white, two-piece suite, comprising of a low-level w.c. with push-button flush and a wash handbasin with vanity cupboard beneath. The downstairs w.c. has a double-glazed window with obscure glass and tiled sill to the side elevation, an extractor fan, radiator and ceiling light point and has tiling to the dado height on the walls.



LOUNGE

Measurements – 17'9" x 9'7"

As the photography suggests, the lounge is a generous proportioned, light and airy, dual-aspect reception room which features a bank of double-glazed, mullioned windows to the front elevation and double-glazed, French doors which give direct access to the rear gardens. There is decorative coving to the ceilings, two ceiling light points with ornate ceiling roses, two radiators and television and telephone points.



OPEN PLAN DINING KITCHEN

Measurements – 17'9" x 8'7"

KITCHEN AREA

The kitchen area features fitted wall and base units with Shaker-style cupboard fronts and with complementary work surfaces over which incorporate a one-and-a-half-bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances which include a four-ring, gas hob with canopy-style cooker hood over and a built-in, electric, fan-assisted Bosch oven and an integrated fridge and freezer unit. The kitchen has a breakfast peninsula for informal dining and for food preparation and this seamlessly leads into the dining area. The kitchen has vinyl tiled flooring and tiling to the splash areas, decorative coving to the ceilings, a ceiling light point with ceiling rose and a bank of double-glazed, mullioned windows with tiled sill to the side elevation.





DINING AREA

The vinyl tiled flooring continues through from the kitchen area to the dining area which again, has decorative coving to the ceiling, a central ceiling light point with ornate ceiling rose. The room features a radiator and a bank of double-glazed, mullioned windows to the front elevation which has pleasant, open-aspect views across Woodhead Road over the valley.



UTILITY

Measurements – 6'0'' x 3'10''

The utility room features fitted wall and base units with Shaker-style cupboard fronts and with complementary, rolled edge work surfaces over, which incorporate a single-bowl, stainless steel Franke sink and drainer unit with mixer tap. There is plumbing and provision for an automatic washing machine, vinyl tiled flooring, tiling to the splash areas and a ceiling light point. Additionally, the utility has a radiator and a double-glazed, timber external door which gives access to the rear gardens.



FIRST FLOOR LANDING

Taking the carpeted staircase from the entrance hall, you reach the first-floor landing, which features a loft hatch, giving access to a useful attic space, a radiator, ceiling light point and a wooden banister, with traditional spindle balustrade over the stairwell head. The landing area gives access to four, well-proportioned bedrooms, the house bathroom and encloses a useful airing cupboard. The airing cupboard has fitted shelving in situ, a hanging rail and a ceiling light point.

BEDROOM ONE

Measurements – 12'0" x 9'9"

Bedroom one is a double bedroom with space for free-standing furniture. It features a bank of double-glazed, mullioned windows to the front elevation with superb views up the valley, across Woodhead Road. There is a central ceiling light point, radiator, television and telephone points and a door then gives access to the en suite shower room.



EN SUITE SHOWER ROOM

Measurements – 6'9" x 5'0"

The en suite shower room features a white, three-piece suite which comprises a fixed frame, step-in shower cubicle with thermostatic, shower and panelling to the splash areas, a pedestal wash handbasin with chrome taps and a low-level WC with push-button flush. There is tiling to dado height on the walls, a ceiling light point and extractor fan. Additionally, the en suite shower room has a double-glazed window with obscure glass to the side elevation and a radiator.



BEDROOM TWO

Measurements – 11'0" x 8'8"

Bedroom two is situated to the front of the property and can accommodate a double bed with space for free-standing furniture. There is a bank of double-glazed windows to the front elevation with fantastic, open-aspect views across the valley. There is a ceiling light point and a radiator.



BEDROOM THREE

Measurements – 9'9" x 8'10"

Bedroom three is also situated at the front of the property and features a bank of double-glazed, mullioned windows to the front elevation, taking advantage of the pleasant, open-aspect views across Woodhead Road over the valley. There is a ceiling light point and radiator.



BEDROOM FOUR

Measurements – 8'0" x 6'7"

Bedroom four is ideal for use as a nursery, single bedroom or office. It features a bank of double-glazed, mullioned windows to the side elevation with far-reaching views over rooftops, a ceiling light point and radiator.



BATHROOM

Measurements – 8'8" x 5'7"

The bathroom features a white, three-piece suite of Roca manufacture which comprises a panelled bath with thermostatic shower over and glazed shower guard, a pedestal wash handbasin and a low-level WC with push-button flush. There is tiling to the splash areas and to dado height on the walls, a ceiling light point, extractor fan, radiator and a double-glazed window with obscure glass and tiled sill to the rear elevation.



EXTERNAL FRONT

Externally to the front, the property features a predominantly lawned garden. There is a block-paved driveway leading into the attached garage. There is a flagged patio area, ideal for sitting out, which leads to a flagged pathway, leading to the front door with door canopy and external light. The pathway continues across the front of the property to a gate which encloses the rear garden and there are well-stocked flower and shrub beds.



EXTERNAL REAR

Externally to the rear, the property features a low-maintenance and enclosed garden, which features a flagged patio, ideal for al-fresco dining, barbecuing and entertainment. From the patio area, there is a wrap-around lawn to the rear and sides with part-fenced and part-walled boundaries. At the bottom of the garden there is a hard standing which could be utilized to house a shed or summerhouse. There is a pedestrian access door leading to the attached garage.



ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

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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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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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in the mortgage and property market and offer access to the full unrestricted range of products available.

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Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 16:00



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