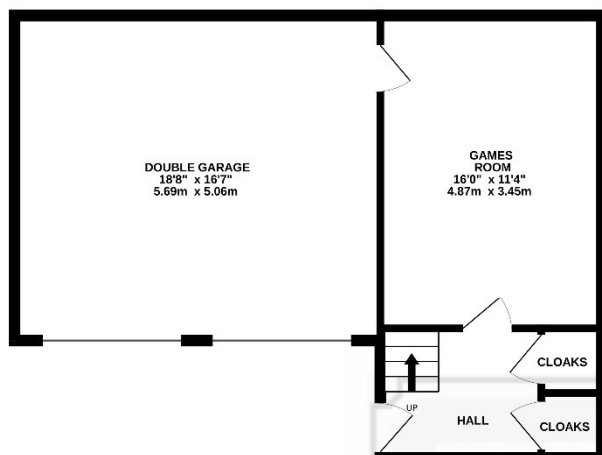




53 MARTIN BANK WOOD, ALMONDBURY, HD5 8LJ

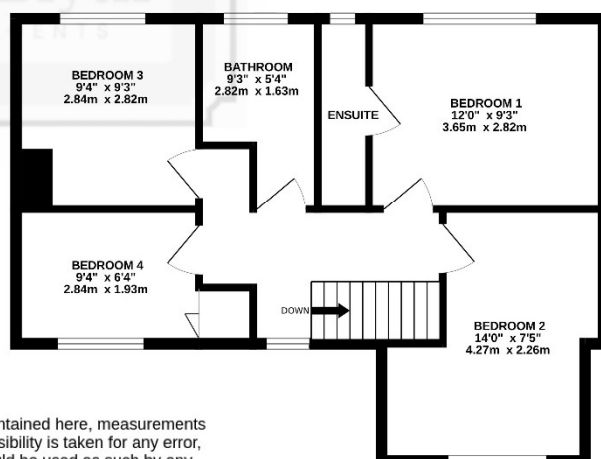
GROUND FLOOR



UPPER GROUND FLOOR



1ST FLOOR



MARTIN BANK WOOD

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PROPERTY DESCRIPTION

Situated at the head of a cul de sac stands this modern four bedroomed detached family home with lovely views to the front stretching across the town.

The property provides attractively presented and well appointed accommodation ideal for a family and situated close to both Almondbury centre and the town. There is a gas central heating system, uPVC double glazing, alarm, CCTV and briefly comprising to the ground floor entrance hall and games room. Upper ground floor entrance hall, w.c., living room, a modern fitted kitchen, dining area and utility room. First floor landing leading to four bedrooms with master en-suite and bathroom. Externally there is a double width tarmac driveway providing off-road parking for two cars side by side together with an integral double garage and with well screened gardens providing a good degree of privacy laid out to side and rear.

Price Offers Around £350,000

Ground Floor Entrance Hall

This has a composite frosted double glazed door, ceiling light point, two cloaks cupboards each with hanging rail and to one side a spindled return staircase rises to the upper ground floor. From the hallway there is a timber panelled door opening into the games room.

Games Room

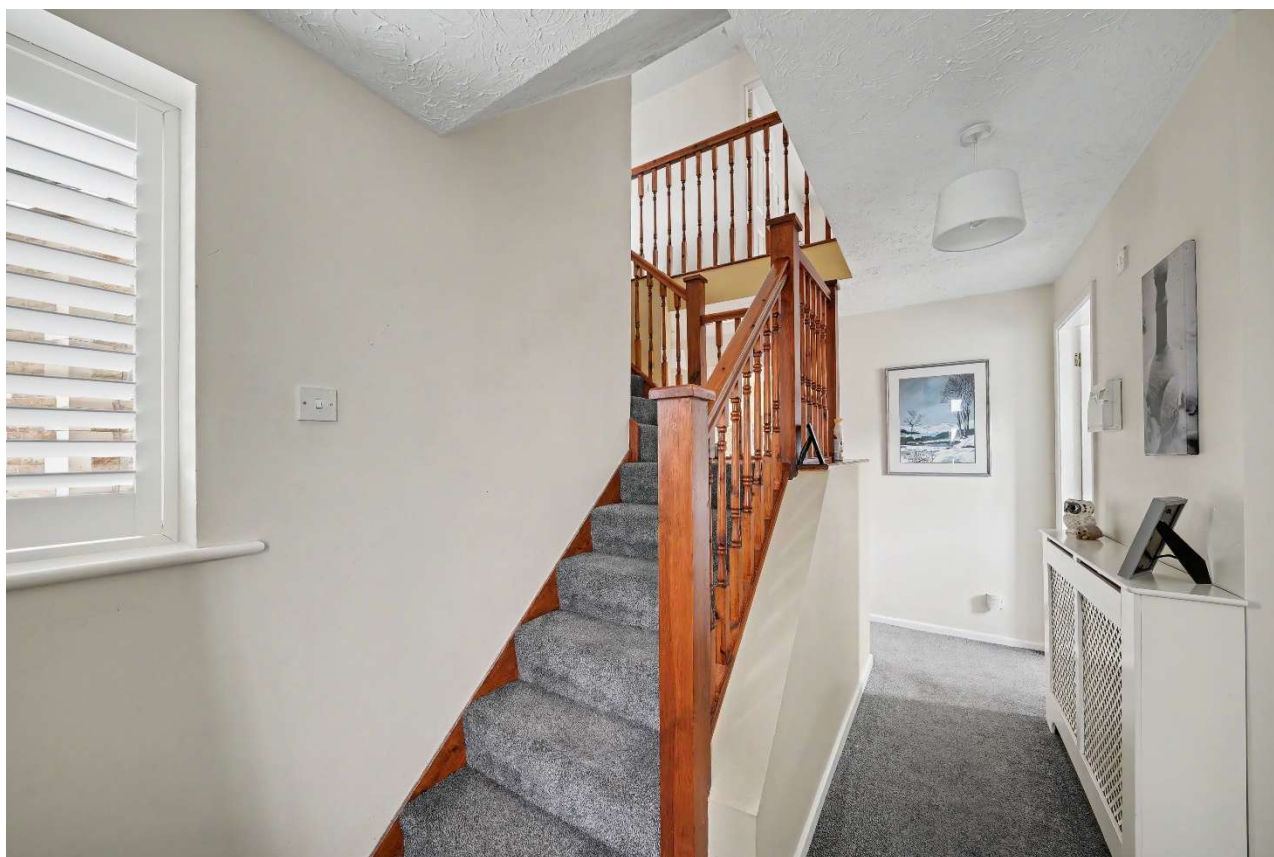
Measurements- 16'0" x 11'4"

As the dimensions indicate this is a spacious and well proportioned room which would make an excellent home cinema. There is a ceiling light point, central heating radiator and courtesy door giving access to the double garage.



Upper Ground Floor Lobby

With a uPVC double glazed window with plantation shutter, ceiling light point and timber panelled door opening into the hallway.



Entrance Hall

With composite and panelled double-glazed door, uPVC double glazed window with plantation shutters, return staircase rising to the first floor, two ceiling light points and central heating radiator with cover. From the hallway access can be gained to the following: -

Downstairs WC

Measurements- 6'6" x 3'5"

With a frosted uPVC double glazed window with plantation shutters, ceiling light point, central heating radiator and fitted with a suite comprising pedestal wash basin with tiled splashback and low flush w.c.

Living Room

Measurements- 16'4" x 11'6"

As the dimensions indicate this is a comfortable and well proportioned reception room which is flooded with natural light from a uPVC double glazed window to the front elevation with lovely far reaching views stretching across the town whilst to the rear there are aluminium sliding double glazed patio doors giving access to the garden. There is a ceiling light point, ceiling coving, central heating radiator with cover and as the main focal point of the room housed within the chimney breast there is a coal effect gas fire which rests on a marble hearth.



Dining Area

Measurements- 9'9" x 9'9"

This has a uPVC double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator with cover and wall mounted glazed display cupboard with fitted shelving. To one side the dining area is open plan to the kitchen.



Kitchen

Measurements- 9'9" x 8'6"

With a uPVC double glazed window with plantation shutters looking out over the rear garden, there is a ceiling light point, grey oak effect laminate flooring and fitted with a range of Dove grey gloss base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with contrasting overlying granite worktops with matching splashbacks and further tiling above. There is concealed lighting beneath the wall cupboards, belling range style cooker with six ring gas hob, hot plate together with electric double oven and grill and stainless steel and curved glass extractor hood over, inset one and a half bowl single drainer stainless steel sink with chrome mixer tap and integrated dishwasher.



Utility Room

Measurements- 5'9" x 4'2"

With a composite and frosted double glazed stable style door with adjacent uPVC double glazed window with plantation shutter, there is a ceiling light point, grey laminate oak effect flooring, dove grey cupboards, one of which houses an ideal gas fired central heating boiler, fitted worktop with tiled splashback and under counter space for washing machine and tumble drier.

First Floor Landing

With a ceiling light point, loft access leading to insulated roof space, the landing has a uPVC double glazed window with plantation shutter and giving access to the following rooms: -

Bedroom One

Measurements- 12'0" x 9'3"

With uPVC double glazed windows looking out over the rear garden these are fitted with plantation bi-fold shutters, ceiling light point, central heating radiator with cover and to one side a door gives access to an en-suite shower room.



En-Suite Shower Room

Measurements- 9'3" x 2'6"

With a frosted uPVC double glazed window with plantation shutter, inset ceiling downlighters, extractor fan, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and tiled splashback, low flush w.c. and tiled shower cubicle with glass door and Mira sport shower fitting.



Bedroom Two

Measurements- 14'0" x 7'5"

This has a uPVC double glazed window and from here there are stunning far reaching views over the town, there are two ceiling light points, central heating radiator with cover and recessed area ideal for wardrobe placement and airing cupboard.



Bedroom Three

Measurements- 9'4" x 9'3"

With a uPVC doubled glazed window looking out over the rear garden, there is a ceiling light point and central heating radiator.



Bedroom Four

Measurements- 9'4" x 6'4"

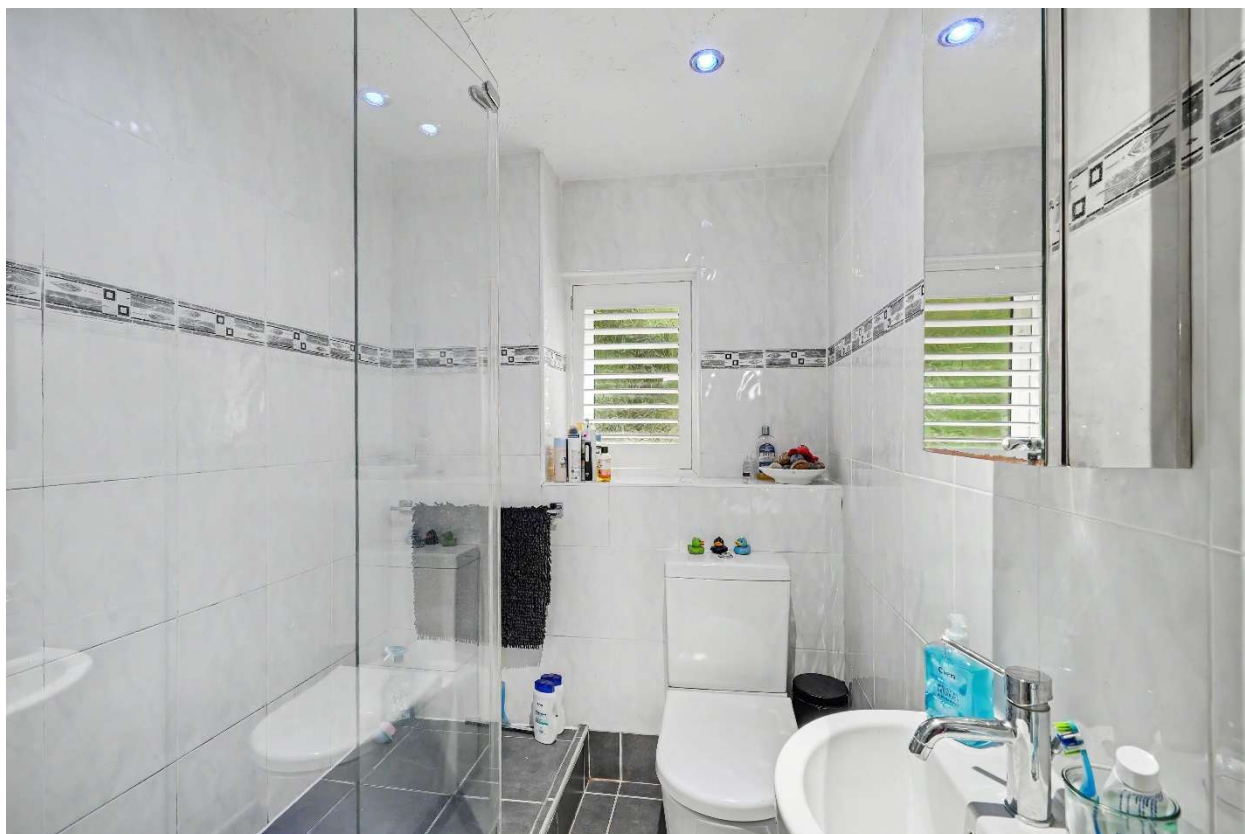
With a uPVC double glazed window enjoying far reaching views over the town, there is a panelled bi-fold door with a recessed wardrobe with fitted cloaks rail, central heating radiator and a ceiling light point.



Bathroom

Measurements- 9'3" x 5'4"

With a frosted uPVC double glazed window with plantation shutter, inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush w.c. and large walk-in shower with glazed side panel and chrome shower fitting.



Outside Parking

To the front of the property there is a double width tarmac driveway which provides off-road parking for two cars side by side and this in turn leads to an integral double garage.

Double Garage

Measurements- 18'8" x 16'7"

With two electric up and over doors, power, light and courtesy door to the games room.

Gardens

To the front of the property there is a flight of steps rising to the upper ground floor where there is a flagged pathway giving access to the front door, a flagged pathway continues down the right-hand side where there is a lawned garden and an area of timber decking in the top right-hand corner. The rear garden is lawned together with a flagged patio, outside cold water tap and with planted trees and shrubs.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Alarm- The property is fitted with a security alarm and CCTV

Council Tax Band- E

Directions- Using satellite navigation enter the postcode HD5 8LJ

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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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

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Sunday - 11:00 to 14:00



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