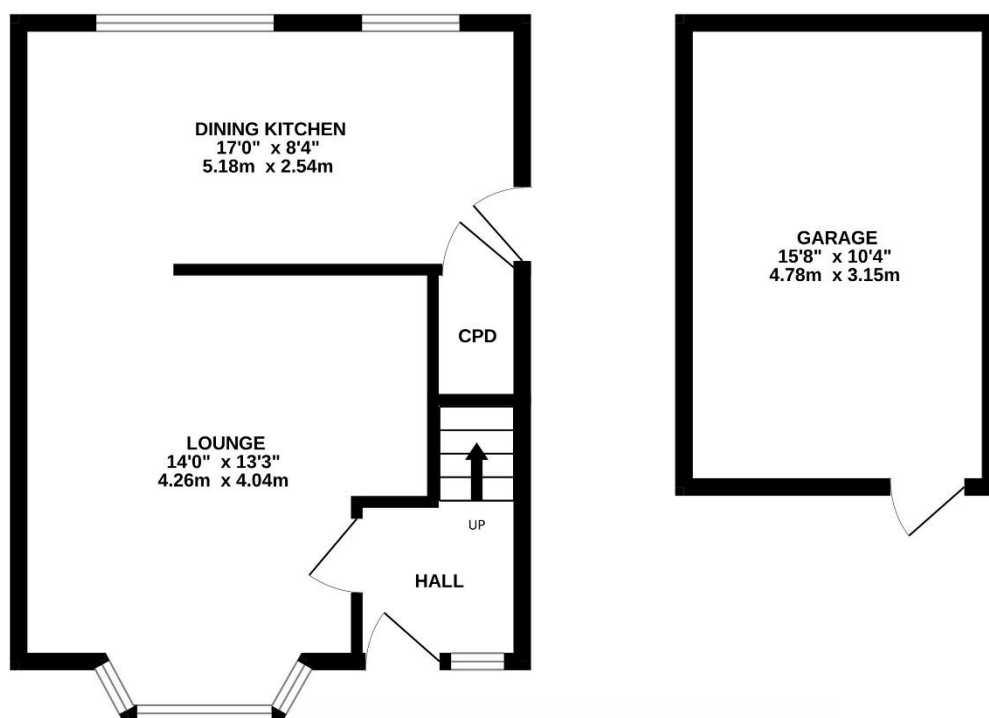


Simon Blyth
ESTATE AGENTS

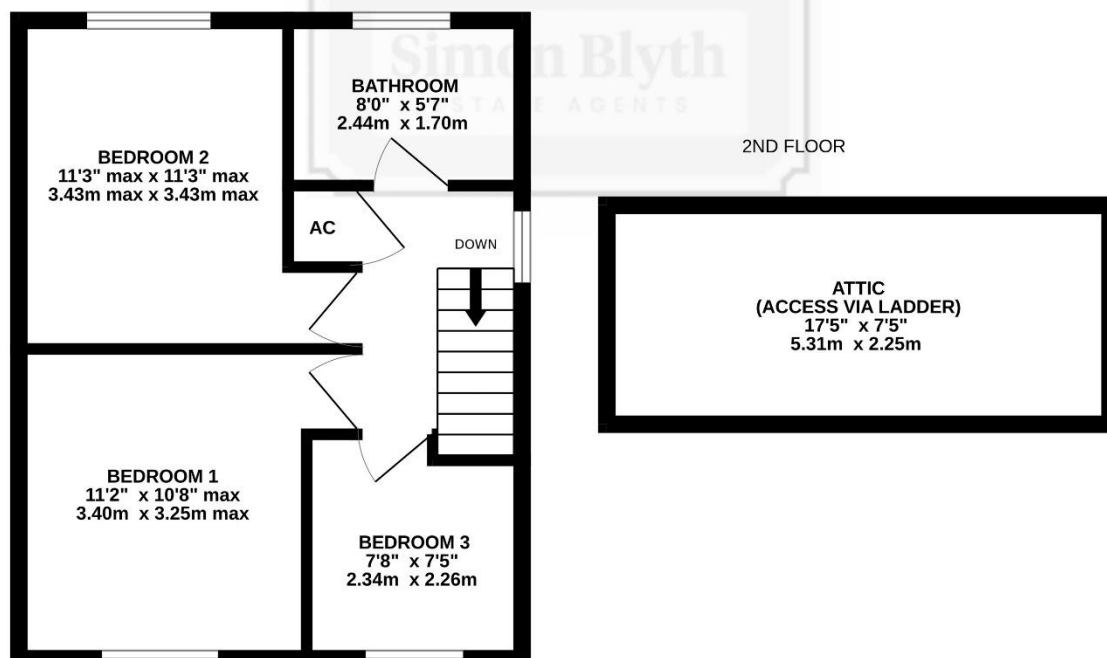


TREES DUNFORD ROAD, HOLMFIRTH, HD9 2DT

GROUND FLOOR



1ST FLOOR



DUNFORD ROAD

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

OCCUPYING AN ELEVATED POSITION WITH PLEASANT OPEN ASPECT VIEWS ACROSS THE VALLEY IS THESE THREE BEDROOMS, SEMI-DETACHED FAMILY HOME. BOASTING LOUNGE WITH BAY WINDOW WHICH IS OPEN-PLAN TO THE DINING-KITCHEN, MANICURED GARDENS AND A DRIVEWAY LEADING TO AN INTEGRAL GARAGE. THE PROPERTY IS SITUATED IN THE SOUGHT-AFTER VILLAGE OF HOLMFIRTH, A SHORT WALK TO THE BUSTLING CENTRE, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance, lounge with bay window which is open-plan to a dining-kitchen to the ground floor. To the first floor there are three bedrooms and the house bathroom with a useful, boarded attic space for storage. Externally there is a driveway leading to a useful garage with mezzanine store areas. The gardens are low maintenance with well stocked raised flower and shrub beds, with flagged patio on the side and rear and tiered garden to the rear with decked area at the top of the garden with stunning views.

EPC rating: D Council tax: C Tenure: Freehold

Offers Around £270,000

ENTRANCE

Enter the property through a double-glazed PVC front door with obscure glazed inserts and leaded detailing into the entrance. There is an adjoining double-glazed window with obscure glass and leaded detailing to the front elevation. A ceiling light point, radiator, high-quality flooring and a carpeted staircase with wooden handrail proceeds to the first floor. A door then leads into the lounge which is open plan to the dining kitchen.

LOUNGE

Measurements – 14'0" x 13'3"

As the photography suggests, the lounge is a generously proportioned light and airy reception room which features a double-glazed bayed window to the front elevation which takes full advantage of the elevated position of the property with pleasant open aspect views. There are three wall light points, a radiator, high-quality flooring and the lounge area then seamlessly leads into the open plan dining kitchen.



OPEN PLAN DINING KITCHEN AND FAMILY ROOM

Measurements – 17'0" x 8'4"

The high quality flooring continues through from the lounge into the open plan dining kitchen. The dining area has a central semen mite point and a bank of double glazed windows to the rear elevation with pleasant views onto the gardens. There is a radiator and the dining area then seems to lead into the kitchen area. The kitchen features fitted base units with complimentary solid wood work surfaces over, which incorporate a 1 1/2 ball stainless steel sink and drainer unit with chrome mixer tap. There is space and provisions for a gas cooker point, high gloss brick effect tile into the splash areas, plumbing and provisions for a automatic washing machine with space for a tumble dryer. Additionally, there is a bank of double-glazed windows to the rear elevation, inset spotlighting to the ceilings, a double-glazed external PVC door which leads to the side patio and rear garden, and a door encloses a useful understairs cupboard which houses the combination boiler.



FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first-floor landing which features a double-glazed window with obscure glass to the side elevation. There is a ceiling light point, a loft hatch with a drop-down ladder which gives access to a useful, boarded attic space which has lighting in situ. Doors then provide access to three well-proportioned bedrooms, the bathroom and enclose a useful linen cupboard. There is a wooden banister with railing balustrade over the stairwell head.

BEDROOM ONE

Measurements – 11'2" x 10'8" max

Bedroom one is situated at the front of the property and is a generously proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a ceiling light point, a radiator and a bank of double-glazed windows to the front elevation with fabulous tree lined outlook.



BEDROOM TWO

Measurements – 11'3" max x 11'3" max

Bedroom Two is situated at the rear of the property and can accommodate a double bed, again with ample space for freestanding furniture. There is a ceiling light point, a radiator and a bank of double-glazed windows to the rear elevation with pleasant views onto the manicured rear garden.



BEDROOM THREE

Measurements – 7'8" x 7'5"

Bedroom Three can accommodate a single bed with space for freestanding furniture and would make an ideal home office or nursery. There is a ceiling light point, radiator, storage for either freestanding or built-in furniture over the bulkhead for the stairs and a bank of double-glazed windows to the front elevation with pleasant tree-lined outlook.



BATHROOM

Measurements – 8'0" x 5'7"

The bathroom features a modern white three-piece suite which comprises panel bath with shower head mixer tap and with thermostatic shower over with glazed shower guard, a pedestal wash hand basin with chrome monobloc mixer tap and a low level w.c. with push button flush. There is laminate flooring and tiling to the walls and splash areas, a panel ceiling with ceiling light point, a chrome ladder style radiator and a double-glazed window with obscure glass to the rear elevation.



FRONT EXTERNAL

Externally to the front, the property features a driveway which provides off street parking and leads to the integral garage. Steps then lead to the front of the property where there is an external security light and railing balustrade. The front garden is tiered with well stocked and low maintenance flower and shrub beds and down the side of the property is a flagged patio ideal for alfresco dining and barbecuing. There are fenced borders.



REAR EXTERNAL

Following the patio to the rear of the property there is a further seating area which enjoys the morning and afternoon sun. A low maintenance tier garden with particularly well stocked flower and shrub beds. At the top of the garden is a raised decked area which is ideal for outside entertainment and takes advantage of stunning open aspect views of the tree-lined backdrop.





VIEW



GARAGE

Measurements – 15'8" x 10'4"

The garage is currently accessed via a pedestrian access timber door. There is lighting and power in situ. Two useful mezzanine areas providing a wealth of additional storage and there is laminate flooring.



ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

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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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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Monday to Friday - 8.45 to 17:30

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