



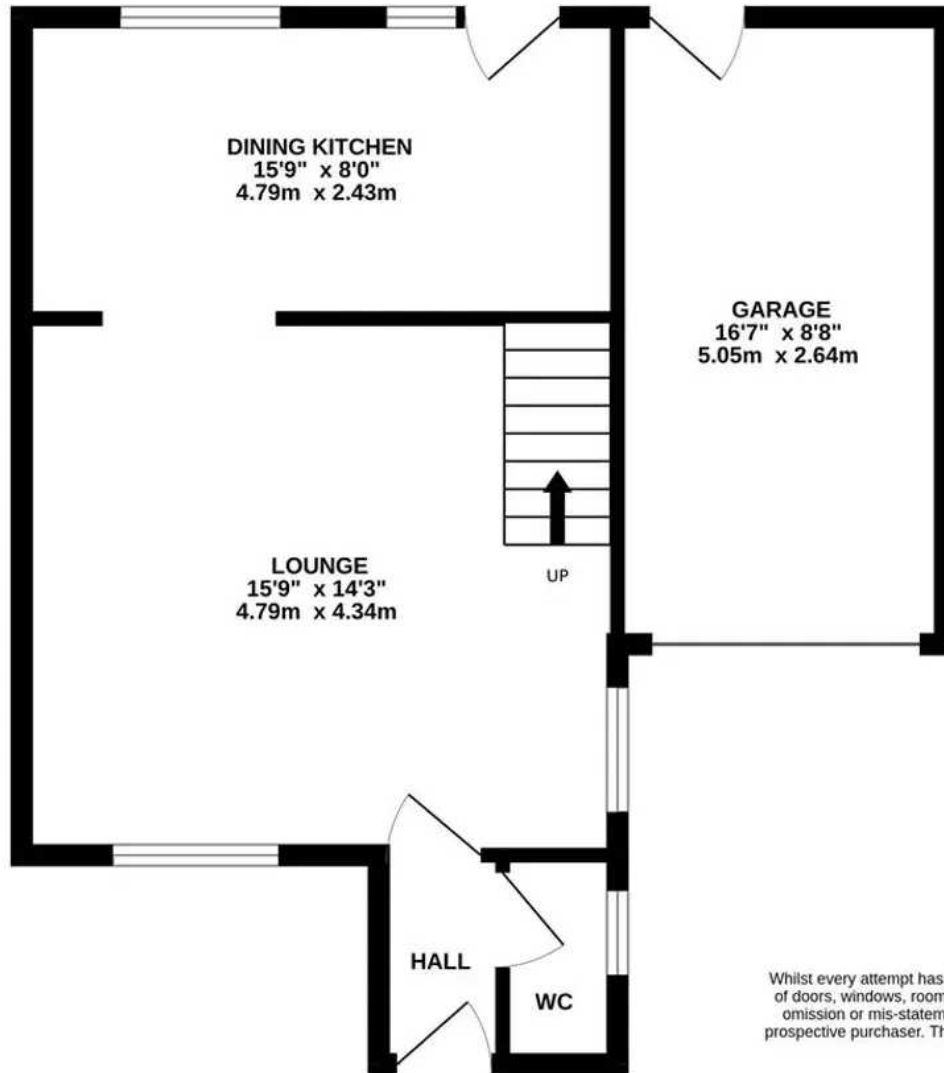
## Morley Fold, Denby Dale

Huddersfield, HD8 8XD

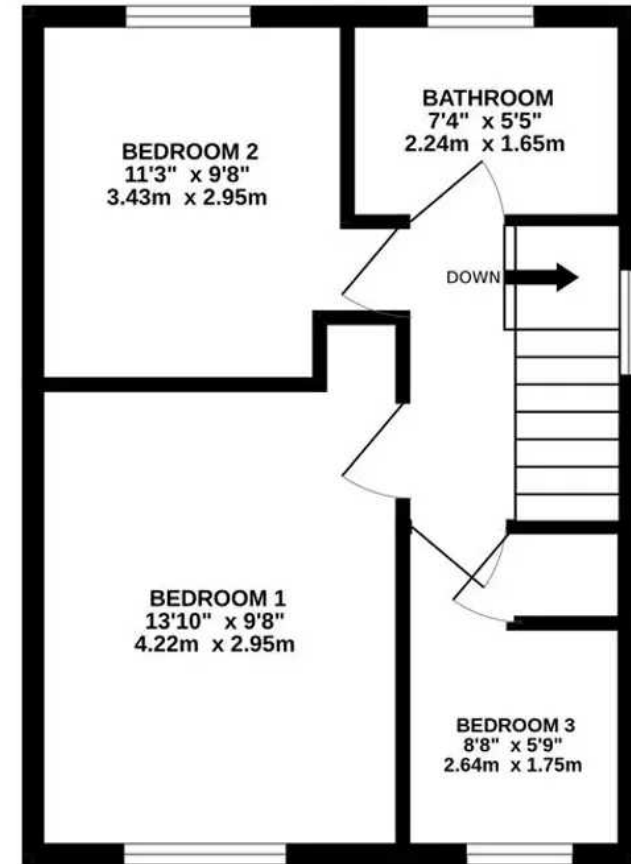
Fixed Price **£220,000**



GROUND FLOOR



1ST FLOOR



MORLEY FOLD

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## Morley Fold

Denby Dale, Huddersfield

NESTLED IN A QUIET CUL-DE-SAC SETTING AND LOCATED IN THE HEART OF THE SOUGHT-AFTER VILLAGE OF DENBY DALE. IN CATCHMENT FOR WELL REGARDED SCHOOLING, A SHORT WALK FROM VILLAGE AMENITIES AND SITUATED IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS. THE PROPERTY OFFERS WELL APPOINTED ACCOMMODATION, FABULOUS, LOW MAINTENANCE GARDEN WITH NEARBY STREAM, AND OPEN-PLAN DINING-KITCHEN.

The property accommodation briefly comprises of entrance porch, downstairs WC, lounge, and open-plan dining-kitchen to the ground floor. To the first floor, there are three bedrooms and the house bathroom. Externally, there is a hard standing to the front which can be utilised as off-street parking, there is an attached garage and a great, low maintenance garden to the rear with flagged patio and raised decked area.

EPC Rating D.

Council Tax Code C.

Tenure Freehold.







## GROUND FLOOR

### ENTRANCE

33' 6" x 5' 6" (10.20m x 1.68m)

Dimensions: 1.02m x 1.68m (3'4" x 5'6"). Enter into the property through a double-glazed front door with obscure glazed inserts into the entrance. There is a multi-panel timber and glazed door which provides access to the lounge and a multi-panel door providing access to the downstairs w.c. There is a central ceiling light point and a radiator.

### LOUNGE

15' 9" x 14' 3" (4.80m x 4.34m)

The lounge is a generously proportioned, light and airy reception room which benefits from dual aspect windows to the front and side elevations. There is decorative coving to the ceiling, a central ceiling light point, a radiator, and the focal point of the room is the living flame effect gas fireplace with marble inset hearth and decorative ornate mantle surround. The lounge has a staircase with wooden banister and balustrade rising to the first floor, which also offers a useful understairs storage cupboard. There is also a double archway with ornate corbels, which provide access to the open-plan dining kitchen.

### DOWNSTAIRS W.C.

5' 6" x 3' 0" (1.68m x 0.91m)

The downstairs w.c. features a modern, white two-piece suite which comprises of a low-level w.c. with push button flush and a pedestal wash hand basin with chrome Monobloc mixer tap and tiled splashback. There is a double-glazed window with obscure glass to the side elevation, a ceiling light point, and a radiator.

## OPEN-PLAN DINING KITCHEN

The open-plan dining kitchen room has double-glazed windows to the rear, with pleasant views across the gardens & woodland beyond. Having decorative ceiling coving, two ceiling light points, radiator & high-quality flooring. With a range of fitted wall & base units with handleless high-gloss fronts & complementary work surfaces over, incorporating a one-and-a-half bowl stainless steel sink & drainer unit with chrome mixer tap. Being well-equipped with built-in appliances, including a four-ring gas hob with stainless steel splashback, integrated cooker hood & electric fan-assisted Lamona oven. There is an integrated dishwasher with space for a fridge-freezer. The kitchen features under-unit lighting, brick-effect tiling to splash areas, a breakfast peninsula with cupboards & drawer units beneath & space for informal dining. A double-glazed external door with obscure glazed inserts provides access to the gardens.







## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing. There is a double-glazed window with obscure glass to the side elevation, a ceiling light point, decorative coving to the ceiling, and multi-panel doors providing access to three bedrooms and the house bathroom.

### BEDROOM ONE

13' 10" x 9' 8" (4.22m x 2.95m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, a ceiling light point, a radiator, and a recessed area behind the door with a hanging rail and shelving in situ.

### BEDROOM TWO

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, a ceiling light point, and a radiator.



### BEDROOM THREE

Bedroom three can accommodate a single bed or could be utilised as a home office or nursery. There is a bank of double-glazed windows to the front elevation with far-reaching views over rooftops, towards the viaduct, and of the woodland surround. There is a ceiling light point, a radiator, useful storage over the bulkhead for the stairs, and a loft hatch which provides access to the attic.



### HOUSE BATHROOM

The house bathroom features a contemporary three-piece suite which comprises of a low-level w.c. with push-button flush, a broad wash hand basin with vanity unit under and cascading waterfall mixer tap, and a P-shaped panel bath with electric Myra Sport shower over and curved glazed shower guard. There is high-quality flooring, attractive tiling to the walls, a chrome ladder-style radiator, and a bank of double-glazed windows with obscure glass to the rear elevation.



## EXTERNAL

### Front Garden

The property is situated in a pleasant cul-de-sac setting tucked away off Sunnybank in Denby Dale. To the front of the property is a low maintenance flagged area which can be utilised as a hardstanding for off street parking.

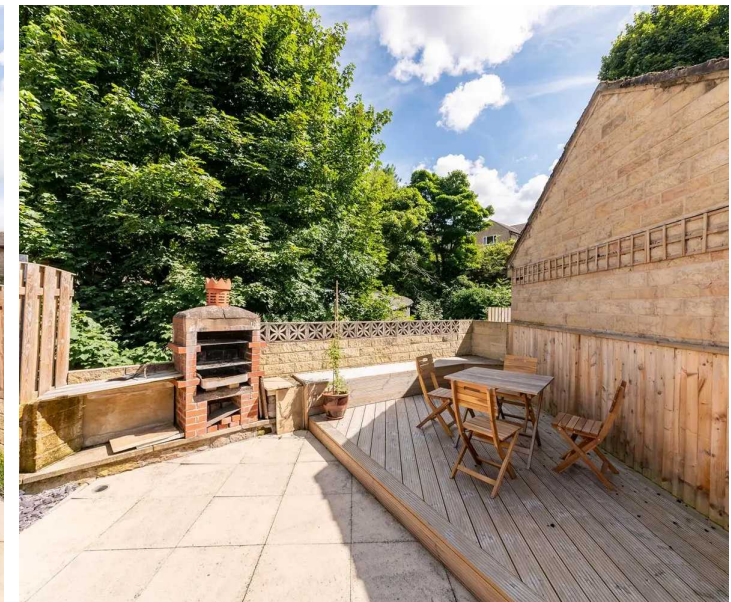
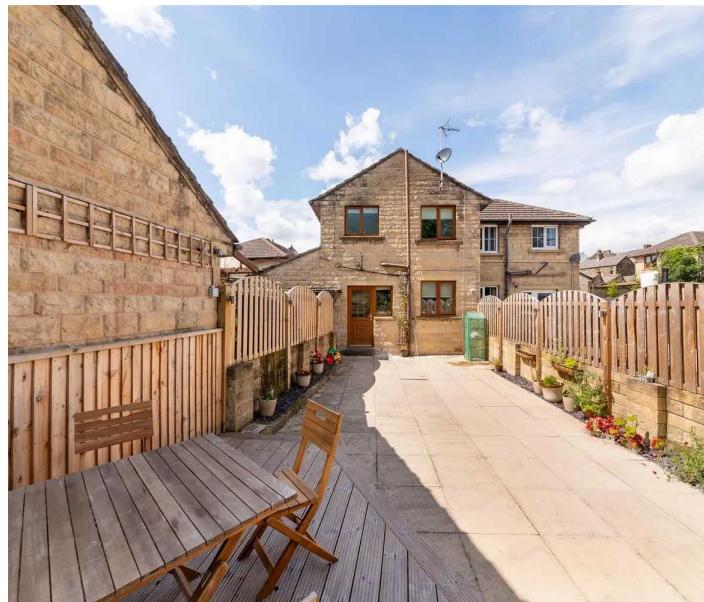
### Rear Garden

Externally to the rear, the property boasts a fabulous, low maintenance garden which features a flagged patio area, providing an ideal space for al fresco dining and entertaining. At the bottom of the garden is a raised decked area which takes full advantage of the pleasant, tranquil sides of the nearby beck, and there are tree and woodland surrounds. There is also bench seating and a built-in barbecue pit with shelving. The gardens feature part-walled and part-fenced boundaries, and there are external light and an external security light. There is access provided to the garage via a pedestrian access door.

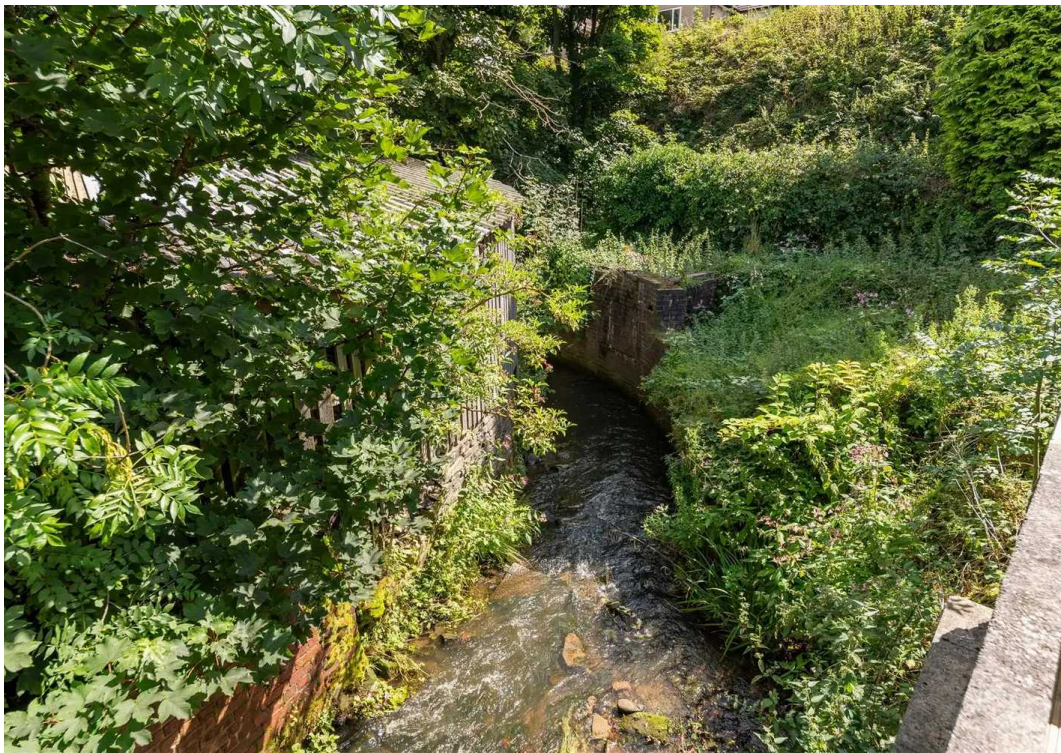
### Garage

#### Single Garage

Dimensions: 2.64m x 5.05m (8'8" x 16'7"). The garage features an up-and-over door. There is lighting and power in situ, and there is plumbing for a washing machine and space for a tumble dryer. The garage also features further storage in the rafters.









## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **BOUNDARY OWNERSHIP**

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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 TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm









## Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

[kirkburton@simonblyth.co.uk](mailto:kirkburton@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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