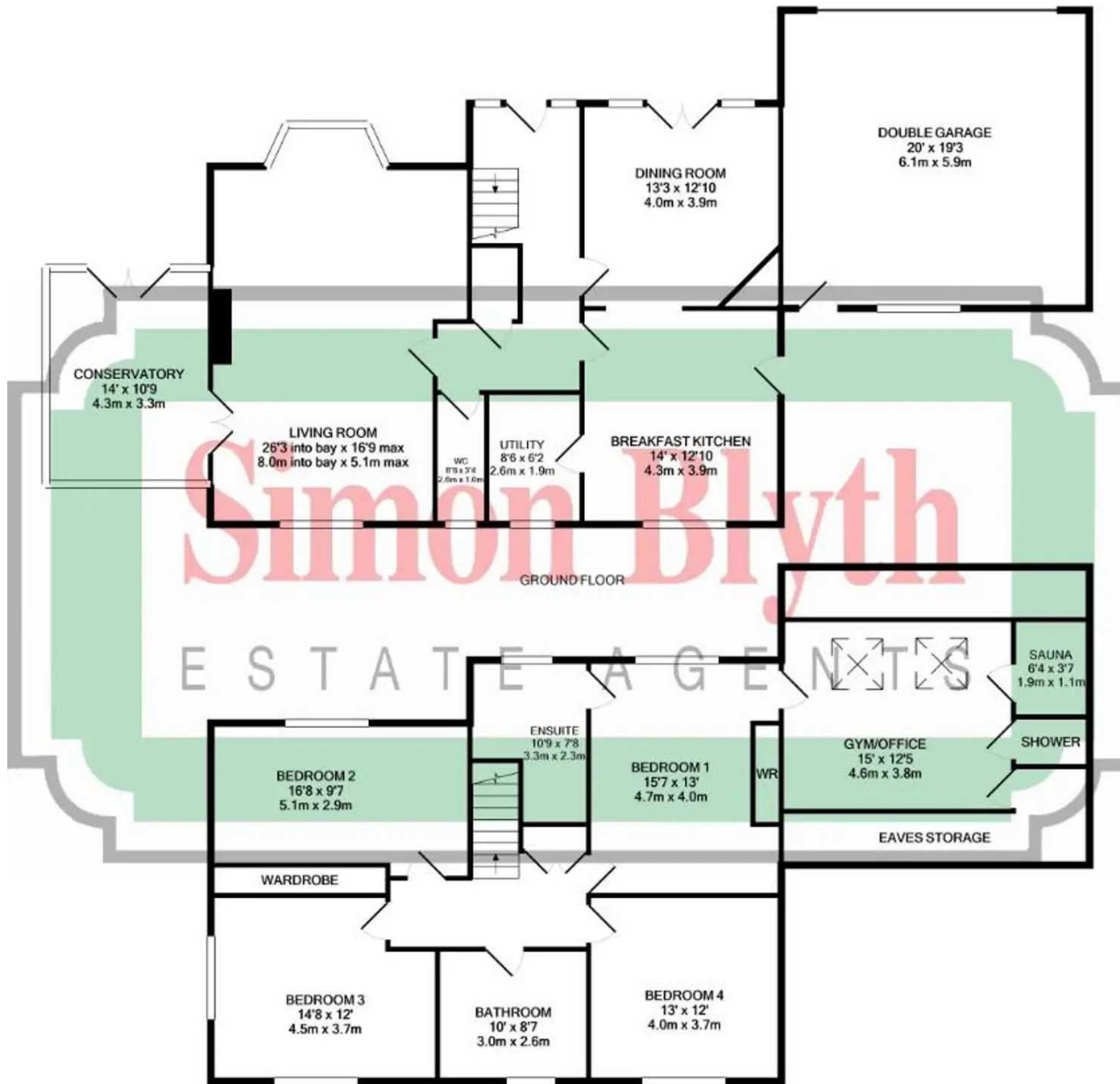




**Clough Head Thornhill Road, Longwood**

Huddersfield

Offers in Region of **£650,000**



CLOUGH HEAD  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR



## Clough Head Thornhill Road

Longwood, Huddersfield

TUCKED AWAY FROM THE ROAD AND CONSTRUCTED CIRCA 1997 IS THIS IMPRESSIVE STONE BUILT DETACHED FAMILY RESIDENCE STANDING IN LARGE LANDSCAPED GARDENS AND ENJOYING SOME WONDERFUL VIEWS. The property has never been on the open market and provides good, all round accommodation with four double bedrooms, extensive off road parking and beautiful gardens in a little known location just off Thornhill Road. There is a gas central heating system with underfloor heating, PVCu double glazing and briefly comprising to the ground floor; entrance hall, bay fronted living room with conservatory off, dining room, breakfast kitchen, utility room and w.c. to the first floor; landing leading to a master bedroom with ensuite and office/gym with shower and sauna. three further double bedrooms and family bathroom. Externally there is off road parking for several vehicles together with a double garage and gardens to front side and rear. Local amenities are close to hand and just a short drive from junctions 23 and 24 of the M62 motorway.

Council Tax band: E

Tenure: Freehold





### **ENTRANCE HALL**

A PVCu panelled and frosted double glazed door opens into the entrance hall, this has frosted PVCu double glazed windows to either side of the door providing additional natural light, there is timber panelling to dado height, tiled floor and to one side a spindle staircase rises to the first floor with useful storage cupboard beneath which houses the controls for the underfloor heating system. There are two ceiling light points and a wall light point. From the hallway access can be gained to the following rooms:

-

### **DOWNSTAIRS W.C.**

Dimensions: 2.59m x 1.02m (8'6" x 3'4"). With a frosted PVCu double glazed window, ceiling light point, dado rail, tiled floor and fitted with a suite comprising; hand wash basin and low flush w.c. with concealed cistern.

### **LIVING ROOM**

Dimensions: 8.00m into bay x 5.11m max (26'3" into bay x 16'9"). As the dimensions indicate this is a particularly spacious principal reception room which has a walk-in bay to the front elevation with a lovely aspect over the property's garden with views beyond. In addition there is a PVCu double glazed window to the rear elevation and PVCu double glazed French doors to the side giving access to the conservatory. There is a decorative beamed ceiling with two ceiling light points, three wall light points, tiled floor and as the main focal point of the room there is a feature stone fireplace with open grate and bevelled edge stone hearth.

### **CONSERVATORY**

Dimensions: 4.27m x 3.28m (14'0" x 10'9"). This well-proportioned room is situated to the far side of the property and is accessed from the living room and enjoys some wonderful views over the property's garden and beyond.



## DINING ROOM

Dimensions: 4.04m x 3.91m (13'3 x 12'10). This is situated adjacent to the living room and has a feature arch incorporating PVCu double glazed French doors which open out onto a stone flagged patio. There is a decorative beamed ceiling with ceiling light point, tiled floor, and two wall light points. In one corner of the room there is a feature fireplace with oak mantle and brick surround which is home to a Morso multi fuel stove which rests on a stone flagged hearth. To the rear of the dining room an archway gives access to breakfast kitchen.

## BREAKFAST KITCHEN

Dimensions: 4.27m x 3.91m (14'0 x 12'10). With a PVCu double glazed window looking out to the rear garden and a PVCu and frosted double glazed door giving access to the rear of the double garage. there are inset ceiling downlighters and fitted with a range of cream shaker style base and wall cupboards, drawers and with overlying beech worktops and tiled splashbacks. There is a glazed display cupboard with glass shelving and downlighters, pelmet downlighters, wine rack, inset one and a half bowl single drainer stainless steel sink with chrome mixer tap, a five burner stainless steel hob with stainless steel extractor hood over, stainless steel and smoked glass electric double oven, integrated stainless steel microwave, integrated fridge, integrated dishwasher and island unit with matching base cupboards, drawers, shelving and overlying beech worktop which extends to form a breakfast bar. To one side a door gives access to the utility room.

## UTILITY ROOM

Dimensions: 2.59m x 1.88m (8'6 x 6'2). With a PVCu double glazed window looking out over the rear, there is a ceiling light point, tiled floor and worktop with inset single drainer stainless steel sink with chrome mixer tap and tiled splashback, base cupboard and space for washing machine and tumble dryer. There is a Viessmann boiler (fitted 2020) together with a water storage cylinder.





### FIRST FLOOR LANDING

With ceiling light point, loft access and useful fitted floor to ceiling storage cupboard. From the landing access can be gained to the following rooms:-

### BEDROOM ONE

Dimensions: 4.75m x 3.96m max (15'7 x 13'0 max ). This is one of four double bedrooms and has PVCu double glazed window looking out over the front garden and with some lovely views beyond. There is a ceiling light point, wood flooring together with floor to ceiling fitted wardrobes with cupboards over. To one corner there is a dressing table and a door giving access to an ensuite bathroom.

### ENSUITE

Dimensions: 3.28m x 2.34m (10'9 x 7'8). With a frosted PVCu double glazed window, two ceiling light points, extractor fan, part tiled walls, tiled floor, heated towel rail and fitted with a suite comprising: timber panelled bath, vanity unit incorporating wash basin, low flush w.c. and shower cubicle with chrome shower fitting.

### GYM/ OFFICE

This is accessed via bedroom one and is situated above the garage. The room has a pine clad pitched ceiling with two large Velux double glazed windows, two ceiling light points and tiled floor together with storage in the eaves. At the far end of the room there is a built-in shower room with a glass door, inset lighting, extractor fan, tiled walls, tiled floor together with a Mira sport electric shower fitting. Adjacent to this there is a sauna which measures 6'4 x 3'7.



### **BEDROOM TWO**

Dimensions: 5.08m x 2.92m to wardrobes (16'8 x 9'7 to wardrobe. With a PVCu double glazed window looking out across the front garden and views beyond. There is a ceiling light point, wood flooring and fitted oak fronted wardrobes and drawers.

### **BEDROOM THREE**

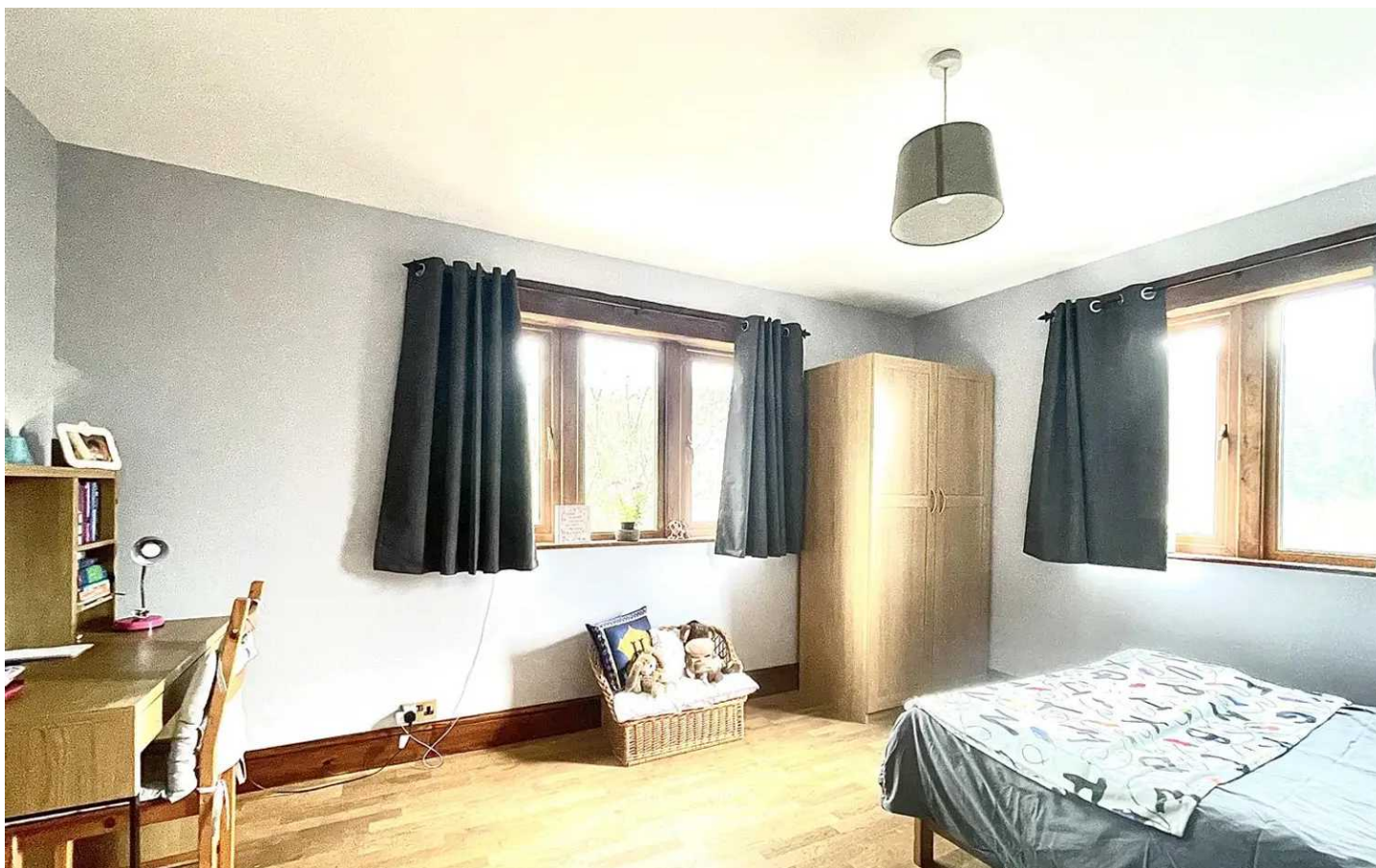
Dimensions: 4.47m x 3.66m (14'8 x 12'0). A dual aspect double room which once again enjoys some lovely views and has plenty of natural light through PVCu double glazed windows, there is a ceiling light point and laminate flooring.

### **BEDROOM FOUR**

Dimensions: 3.71m x 2.87m (12'2 x 9'5). A double room with a PVCu double glazed window looking out to the rear and a ceiling light.

### **BATHROOM**

Dimensions: 3.05m x 2.62m (10'0 x 8'7). With inset ceiling downlighters, frosted PVCu double glazed window, shaver socket, tiled walls to dado height, tiled floor and fitted with a suite comprising; timber panelled bath with mixer tap incorporating hand spray, bidet, low flush w.c. vanity unit incorporating wash basins and separate shower with chrome shower fitting.







## GARDEN

The property stands in large, landscaped gardens. Immediately to the front of the property there is a stone flagged patio which can be accessed from either the hallway or dining room. Beyond this there is a shaped lawn which continues down the far side of the house, this is bordered by a hedge and has an area of crushed blue slate and planted trees. There are further flowers and shrubs to the borders together with a pathway leading to the rear. Immediately to the rear there is a greenhouse, vegetable beds with railway sleeper borders, gravelled area, rockery together with an outside cold water tap and stone flagged area. To the rear of the double garage there is a timber fuel store and timber garden shed. The remainder of the garden extends to the side and across the front. There are gravel and timber bordered steps, extensive grassed area with numerous trees and lovely water feature incorporating three interlinking ponds with small bridge across. There is a stone flagged patio area and gravel and timber bordered steps leading back up to the front of the property. At the top of the steps there is a second timber garden store.

## DRIVEWAY

4 Parking Spaces

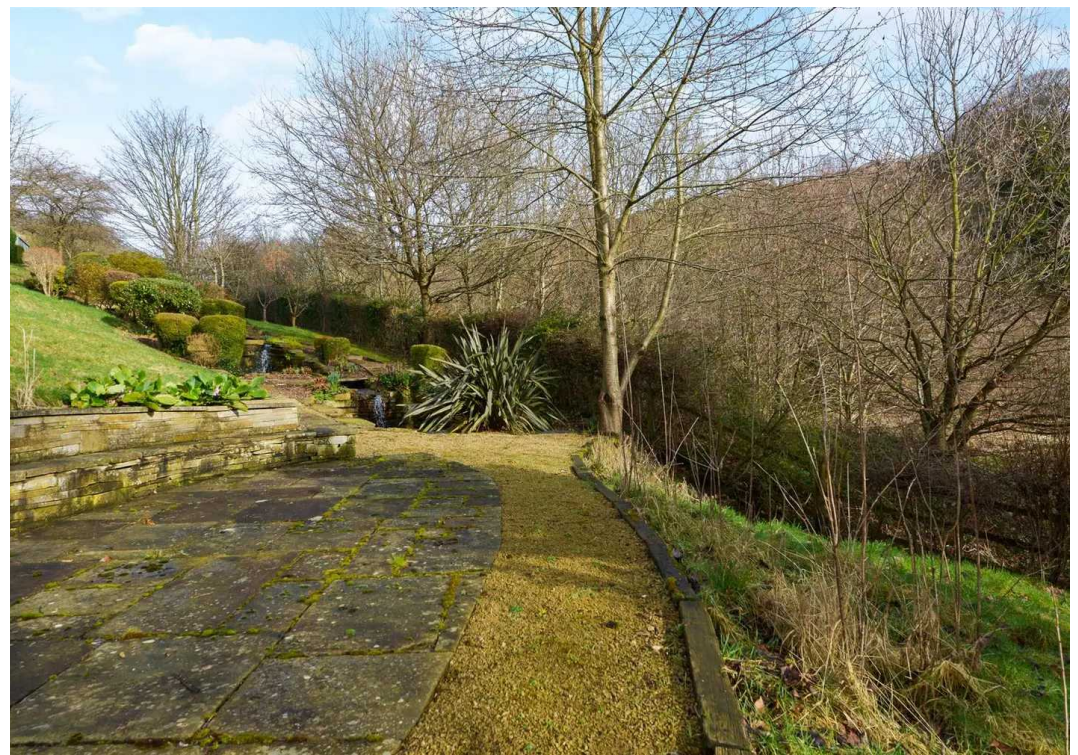
The property has extensive off-road parking for several vehicles together with an integral double garage.

## GARAGE

Double Garage

Dimensions: 6.10m x 5.87m (20'0 x 19'3). With an electric sectional door, courtesy door and window to the rear, power and light.





## **ADDITIONAL DETAILS**

### **CENTRAL HEATING**

The property has a gas central heating system (Viessmann boiler fitted 2020) and underfloor heating throughout the ground and first floor.

### **VIEWING:**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **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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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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIMES**

#### **7 DAYS A WEEK**

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

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