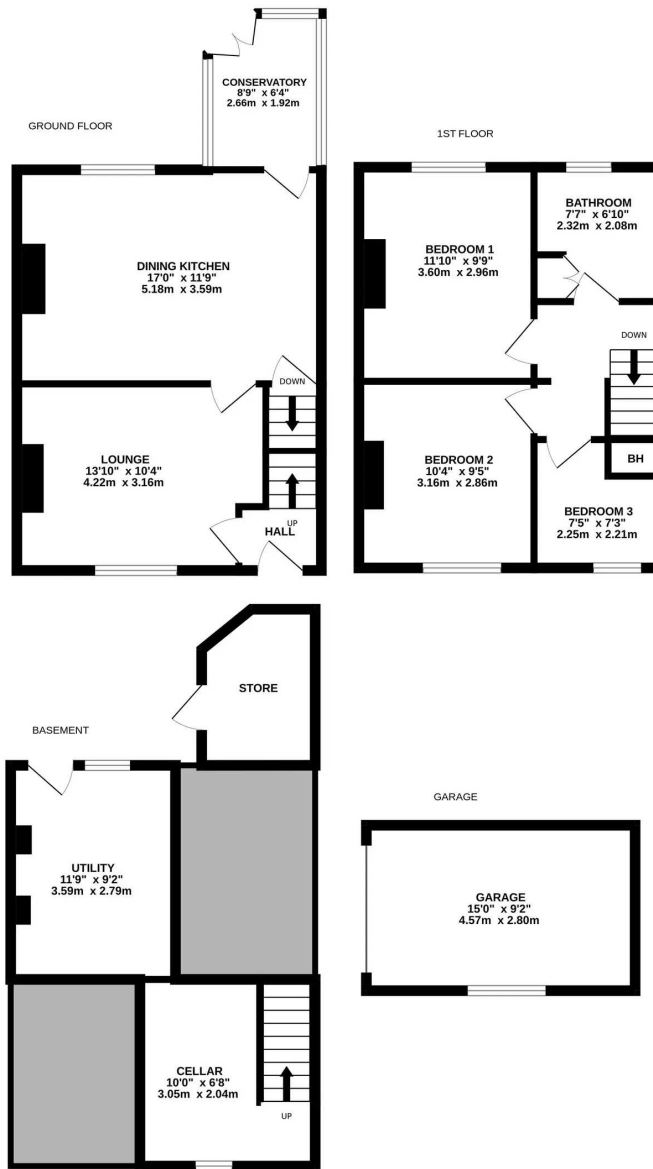




The Old Police House, Barnsley Road

Upper Cumberworth, Huddersfield, HD8 8NR

Offers in Region of **£250,000**



BARNSELY ROAD

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The Old Police House, Barnsley Road, Upper Cumberworth

Huddersfield, HD8 8NR

A STONE, THREE BEDROOM, SEMI-DETACHED FAMILY HOME SITUATED IN THE DESIRABLE VILLAGE OF UPPER CUMBERWORTH. IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CLOSE TO LOCAL AMENITIES. WITH FANTASTIC VIEWS TO THE REAR OVER ROLLING COUNTRYSIDE, AND BENEFITING FROM A DETACHED GARAGE.

The property accommodation briefly comprises of entrance, lounge, open-plan dining-kitchen and conservatory to the ground floor. There is an useful keeping cellar, store room and utility room to the lower ground floor. To the first floor there are three bedrooms and the four piece house bathroom. Externally there is a lawn garden to the front and a sheltered, flagged patio garden to the rear. There is an access lane from Rowgate which leads to the detached garage.

Council Tax band: B

Tenure: Freehold

EPC Rating: D





GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscure and stained glass inserts with leaded detailing. The entrance hall features a ceiling light point, a radiator, a multi-panel timber door which provides access to the lounge, and a staircase with wooden banisters rising to the first floor.

LOUNGE

The lounge is a light and airy reception room with a double-glazed picture window to the front elevation, providing the room with a great deal of natural light. There is a central ceiling light point, a radiator, and the focal point of the room is the electric fireplace with marble inset and hearth and decorative mantel surround. A multi-panel timber door proceeds through to the open-plan dining kitchen.

OPEN-PLAN DINING KITCHEN

The open-plan dining kitchen enjoys a great deal of natural light courtesy of the double-glazed window to the rear elevation, which also offers fabulous open-aspect views across the valley and towards Emley Moor Mast, and the multi-panel timber and glazed door which proceeds through to the conservatory. There is a panelled ceiling with central ceiling light point, a radiator, tiling to the splash areas, and the focal point of the room is the living flame-effect gas fireplace with oak mantle surround. The kitchen features a range of fitted wall and base units with rolled-edge work surfaces over and which incorporate a single-bowl composite sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances, including a four-ring Lamona ceramic hob with integrated cooker hood over, and a built-in electric fan-assisted oven. There is also a multi-panel door which encloses a staircase leading to the cellar.





CONSERVATORY

The conservatory features banks of double-glazed windows to either side elevation and the rear elevation, taking full advantage of the fabulous open-aspect views towards Emley Moor Mast. There are double-glazed French doors which proceed to a stone stairwell descending to the gardens, and there is tiled flooring, a radiator, and a ceiling light point.

INTEGRAL CELLAR

Taking the stone stairwell from the open-plan dining kitchen, you reach a useful keeping cellar, which features fabulous Yorkshire stone flagged flooring. There is lighting and power, fitted shelving, a window to the front elevation, and an original stone slab table.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing. There are multi-panel doors providing access to three bedrooms and the house bathroom. There is a ceiling light point and a loft hatch providing access to a useful attic space.

BEDROOM ONE

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a double-glazed window to the rear elevation, offering fabulous open-aspect views across rolling countryside. There is a ceiling light point, a radiator, and fitted cupboards inset into the alcoves at either side of the chimney breast.





BEDROOM TWO

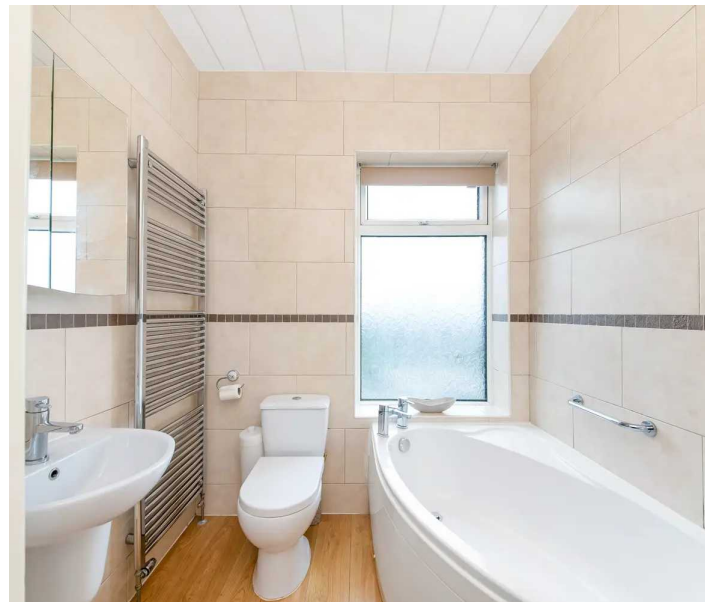
Bedroom two can accommodate a double bed with space for freestanding furniture. The room features a double-glazed picture window to the front elevation which provides the room with a great deal of natural light and offers a pleasant view across the property's front garden. There is a ceiling light point and a radiator.

BEDROOM THREE

Bedroom three is a single bedroom which can be utilised as a home office or nursery. The room enjoys a great deal of natural light courtesy of the double-glazed window to the front elevation. There is a ceiling light point, a radiator, and a bulkhead which is utilised to house a double wardrobe. There are also further fitted cupboards providing additional storage.

HOUSE BATHROOM

The house bathroom features a modern four-piece suite which comprises of a fixed-frame, quadrant-style shower cubicle with electric Myra Sport shower, a corner panel bath with chrome mixer tap, a low-level w.c. with push-button flush, and a wall-hung wash hand basin with chrome Monobloc mixer tap. There is laminate flooring, attractive tiling to the walls, a panelled ceiling with inset spotlighting, and a chrome ladder-style radiator. There is also a useful airing cupboard for toiletries and towels, and a double-glazed window with obscure glass to the rear elevation.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features an enclosed garden which is laid predominantly to lawn and features flower and shrub borders. There are attractive stone wall boundaries and a concrete pathway which leads from Barnsley Road to the front door. Immediately to the front of the property is a Yorkshire stone flagged patio area which provides a pleasant seating area.

REAR GARDEN

Externally to the rear, the property features a low maintenance flagged patio area, which is an ideal space for al fresco dining, and there is a staircase which leads to the conservatory. There are two external access doors at the rear of the property; one of which leads into a storage area underneath the conservatory, and another which leads to an outhouse/utility space. At the bottom of the garden, there is a detached garage which is accessed via a private lane off Rowgate.





UTILITY

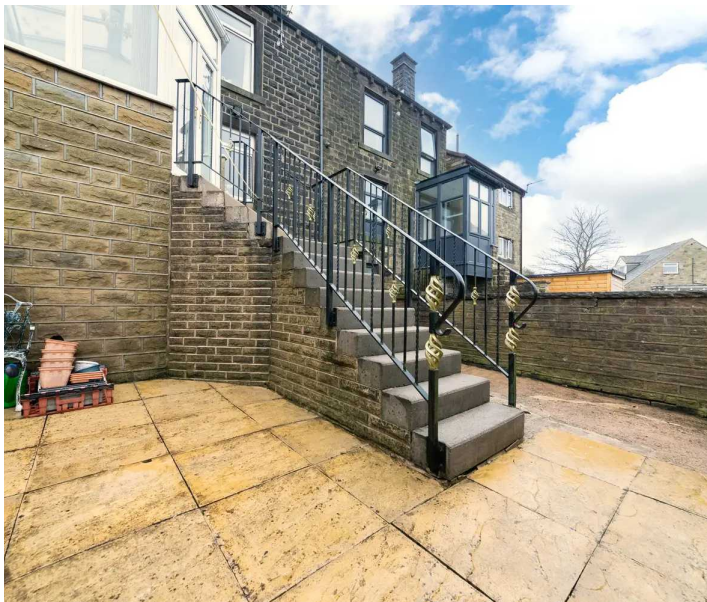
The utility room is access from the rear garden via an external timber door. There is Yorkshire stone flagged flooring, lighting and power in situ, fitted shelving, and a twin base cabinet with stainless steel work surface over, as well as plumbing and provisions for an automatic washing machine. The utility room also houses the property's combination boiler, and there is a window to the rear elevation, providing the space with natural light.

STORE ROOM

The store room is situated under the conservatory. There is shelving in situ and a wall light point.

SINGLE GARAGE

The detached garage features an up-and-over door and is an ideal space for additional storage. There is a window to the side elevation providing natural light. The measurements are 14'10" x 9'3".



VIEWING

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

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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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.
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PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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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

www.simonblyth.co.uk/

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