

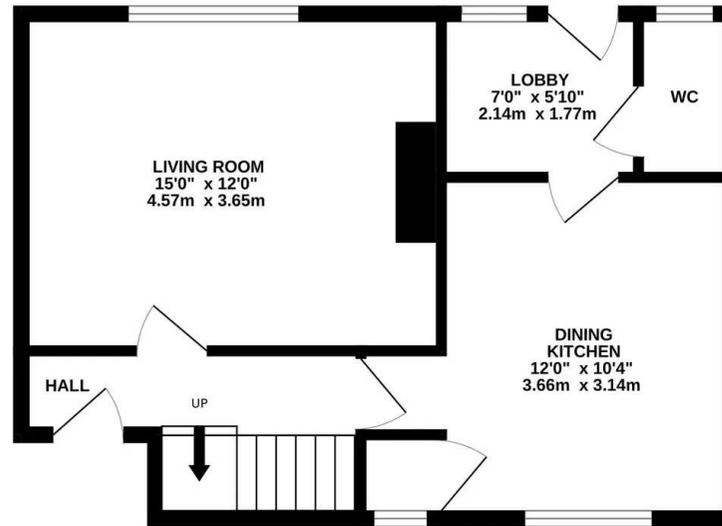


## Fairfields, Upper Denby

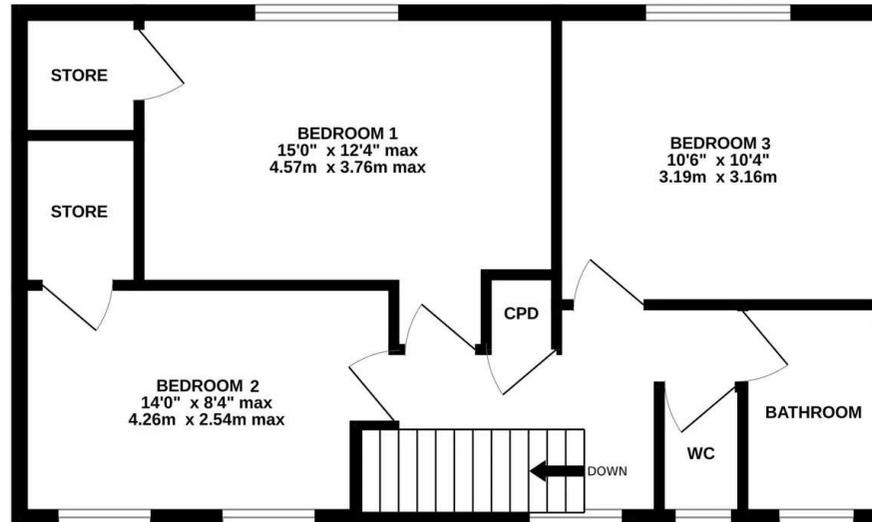
Huddersfield, HD8 8UB

Offers in Region of **£230,000**

GROUND FLOOR



1ST FLOOR



FAIRFIELDS

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## Fairfields, Upper Denby

Huddersfield, HD8 8UB

A SPACIOUS, MID TERRACE, FAMILY HOME SITUATED IN THE SOUGHT AFTER VILLAGE OF UPPER DENBY. IN A QUIET CUL-DE-SAC SETTING AND OFFERED WITH NO ONWARD CHAIN, THE PROPERTY IS SITUATED IN CATCHMENT FOR WELL REGARDED SCHOOLING AND WITH PLEASANT COUNTRYSIDE WALKS CLOSE BY.

The property accommodation briefly comprises of entrance hall, kitchen, spacious lounge (15'00" x 12'00" approx.), rear lobby and downstairs WC to the ground floor. To the first floor, there are three generously proportioned double bedrooms, the house bathroom and separate WC. Externally, there is a lawn garden to the front and a low maintenance lawn garden with flagged patio to the rear.

Tenure Freehold.

Council Tax Band A.

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, doors providing access to the dining kitchen and the lounge, and a staircase with chrome banister rising to the first floor.

### LOUNGE

The lounge is a generously proportioned reception room which enjoys a great deal of natural light cascading through the bank of double-glazed windows to the rear elevation, which also offer a pleasant view across the property's gardens. The room features two ceiling light points, a radiator, and the focal point of the room is the living flame-effect gas fire with stone mantel surround and a slate tiled hearth and inset.

### DOWNSTAIRS W.C.

The downstairs w.c. features a white two-piece suite comprising of a wall-hung wash hand basin with chrome taps and a low-level w.c. There is tiling to the splash areas, vinyl tiled flooring, a double-glazed window with obscure glass to the rear elevation, and a ceiling light point.





### **OPEN-PLAN DINING KITCHEN**

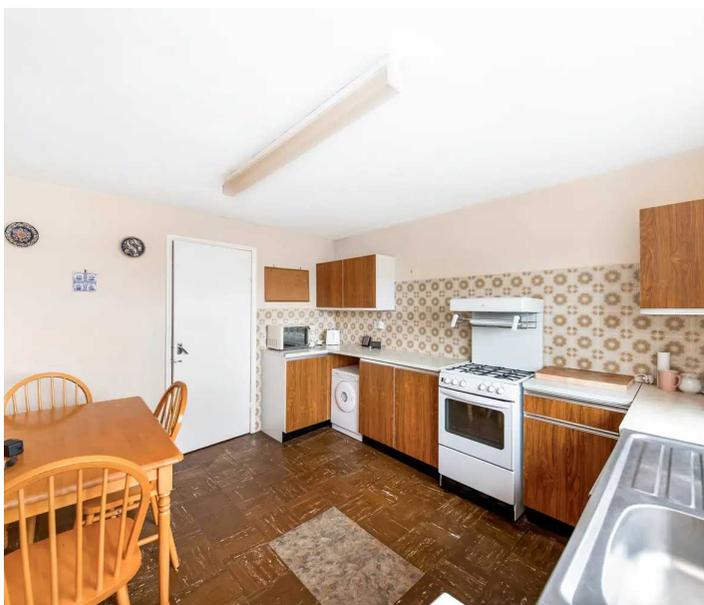
The open-plan dining kitchen features fitted wall and base units with work surfaces over, which incorporate a single-bowl, stainless-steel sink and drainer unit with chrome taps. The kitchen is equipped with a gas cooker point and space and provisions for an automatic washing machine. There is a ceiling tube light point, a radiator, tiling to the splash areas, vinyl tiled flooring, and doors which provide access to a useful understairs pantry and the utility room.

### **UNDERSTAIRS STORAGE**

The understairs storage cupboard features a double-glazed window with obscure glass to the front elevation, a wall light point, shelving in situ, and it houses the property's Worcester Bosch boiler.

### **REAR LOBBY / UTILITY ROOM**

The utility room / rear entrance features a PVC external door with adjoining double-glazed window to the rear elevation. There is a ceiling light point, vinyl tiled flooring, ample space for freestanding appliances, fitted shelving, and a door which provides access to the downstairs w.c.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing, which features a double-glazed window to the front elevation, providing a pleasant open-aspect view over rooftops and across the valley. There are doors providing access to the three bedrooms, the house bathroom, separate w.c., and enclosing an airing cupboard. There is a ceiling light point and a loft hatch providing access to the attic.

## FIRST FLOOR

### BEDROOM ONE

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, offering pleasant open-aspect views of the recreational area and far-reaching into the distance. The room features a ceiling light point, a radiator, and a useful walk-in wardrobe with ceiling light point in situ.

### BEDROOM TWO

Bedroom two is another generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are two sets of double-glazed windows to the front elevation, taking full advantage of the pleasant open-aspect views over rooftops, and there is a ceiling light point, a radiator, and a useful walk-in wardrobe with ceiling light point and shelving in situ.





### **BEDROOM THREE**

Bedroom three can accommodate a double bed with ample space for freestanding furniture. The room has a bank of double-glazed windows to the rear elevation which provides views across the rear gardens and of the recreational area. There is a central ceiling light point and a radiator.

### **HOUSE BATHROOM**

The house bathroom features a two-piece suite which comprises of a panel bath with electric Myra shower over and a pedestal wash hand basin. There is tiling to dado height and splash areas, and a double-glazed window with obscure glass and tiled sill to the front elevation, a ceiling light point, and a radiator.

### **SEPARATE W.C.**

The separate w.c. features a double-glazed window with obscure glass to the front elevation, a ceiling light, and a low-level w.c. with handle flush



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a pleasant lawn garden with well-stocked flower and shrub beds. There is a flagged patio area which is an ideal space for sitting and enjoying the morning and afternoon sun. There is an external light above the door and a pathway which proceeds down the side of the property to the rear garden. Please note that this pathway has a pedestrian right of access for the neighbouring property.

### REAR GARDEN

Externally to the rear, the property features a garden which is laid predominantly to lawn with shrub and flower borders and fenced boundaries. There is a hardstanding for a garden shed and an external security light.





**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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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.

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 – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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