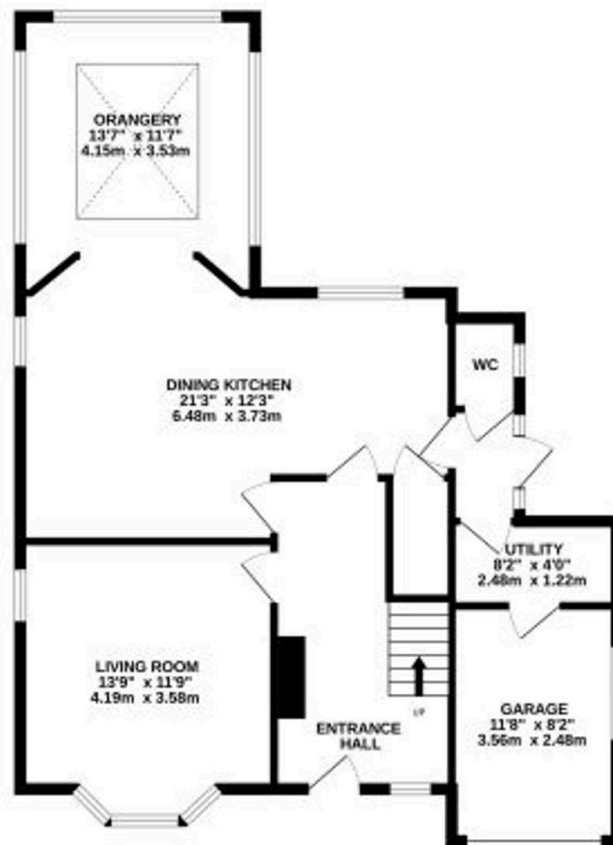




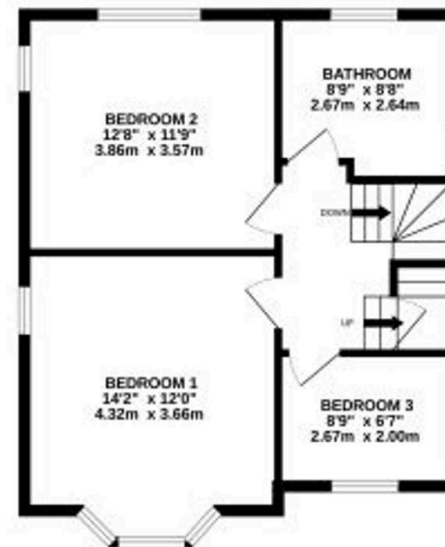
**8 Rose Mount, Huddersfield**  
Huddersfield

Guide Price **£410,000**

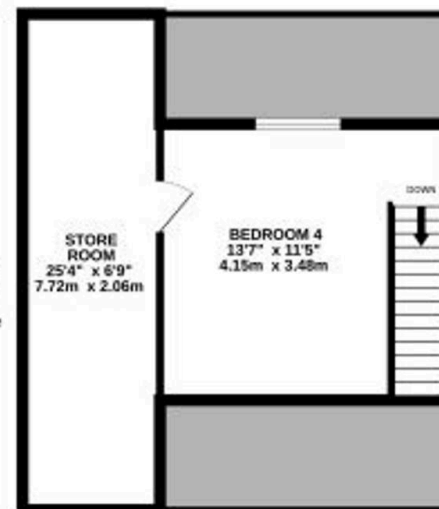
GROUND FLOOR



1ST FLOOR

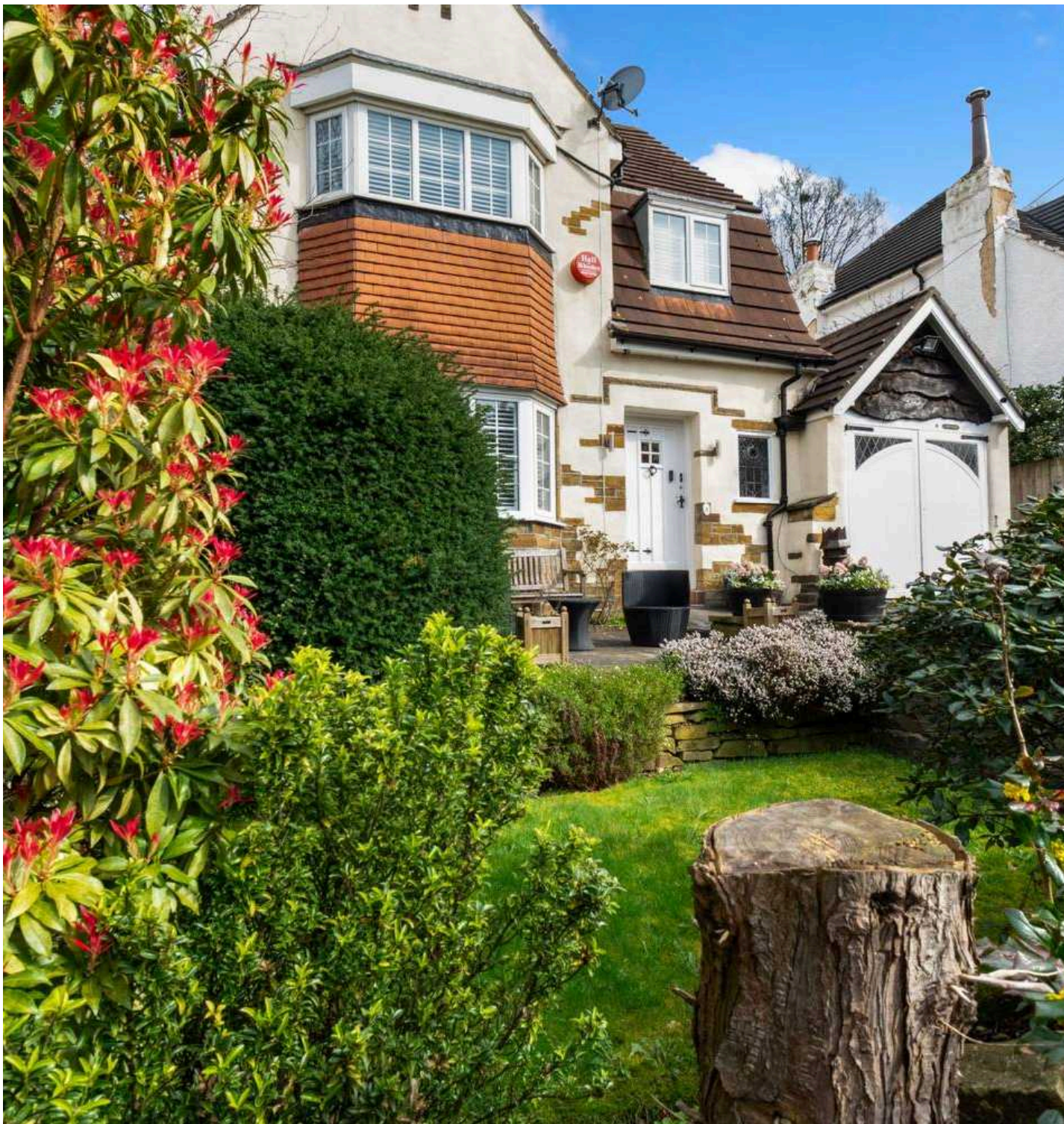


2ND FLOOR



ROSE MOUNT

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.  
Made with Metropix ©2024



## 8 Rose Mount

Birkby, Huddersfield

Situated on a small cul-de-sac is this attractively presented and well appointed Jagger built family home which is available with no onward chain.

The property is partially double glazed together with a gas central heating system and briefly comprises to the ground floor Entrance hall, downstairs w.c., bay fronted living room, kitchen with orangery off which includes a glazed atrium. First floor three bedrooms and four piece bathroom, second floor bedroom four with large store room off. Externally there is a double width tarmac driveway, garage which has been split to include a utility room and established gardens to both front and rear.

The property is well place for local shops within neighbouring Lindley, the Town Centre and for access to junctions 23 & 24 of the M62.



### Entrance Hall

A timber and frosted glazed door opens into the entrance hall, this has a lovely leaded and stained glass window, oak flooring, inset LED downlighters, fitted hall robe with cupboard over and to one side an oak spindled staircase with oak hand rail and newel post rises to the first floor. From the hallway access can be gained to the following rooms :-

### Living Room

13' 9" x 11' 9" (4.19m x 3.58m)

Bay window with louvred shutters and a further window to the side elevation which also has louvred shutters, there is oak flooring and as the main focal point of the room housed within the chimney breast there is a wood burning stove with oak mantle and flagged hearth.

### Dining Kitchen

21' 3" x 12' 3" (6.48m x 3.73m)

As the dimensions indicate this is a spacious room which is open plan to the orangery, there are numerous inset LED downlighters together with three ceiling light points, oak flooring, windows to two elevations and fitted with a range of cream gloss base and wall cupboards, drawers, contrasting overlying granite worktops, inset stainless steel sink with brushed stainless steel monobloc tap, Bosch four ring halogen hob with electric oven beneath and extractor hood over, integrated fridge and integrated freezer, useful storage cupboard beneath the stairs and to one side a timber and frosted glazed door gives access to a side entrance lobby.



### **Orangery**

13' 7" x 11' 7" (4.14m x 3.53m)

This is open plan to the dining kitchen and features a glazed atrium together with windows to three elevations all of which flood this area with natural light, there is oak flooring, inset LED downlighters and in one corner there is a wood burning stove.

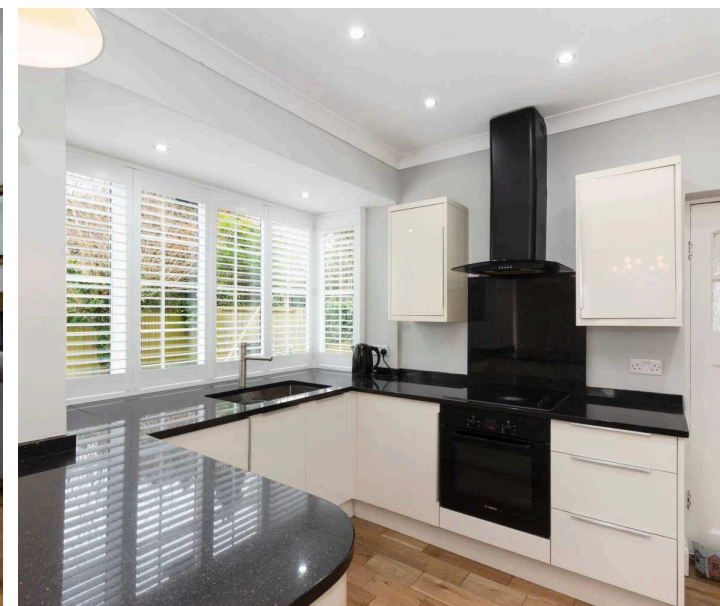
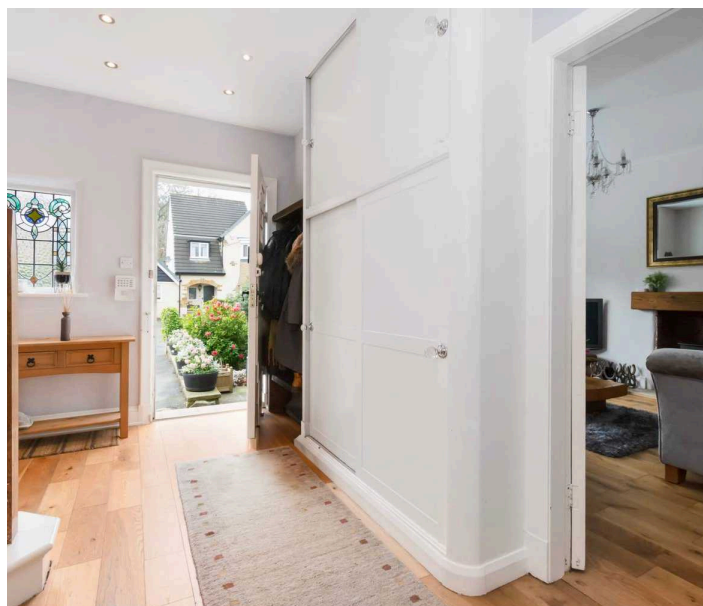
### **Side Entrance Lobby**

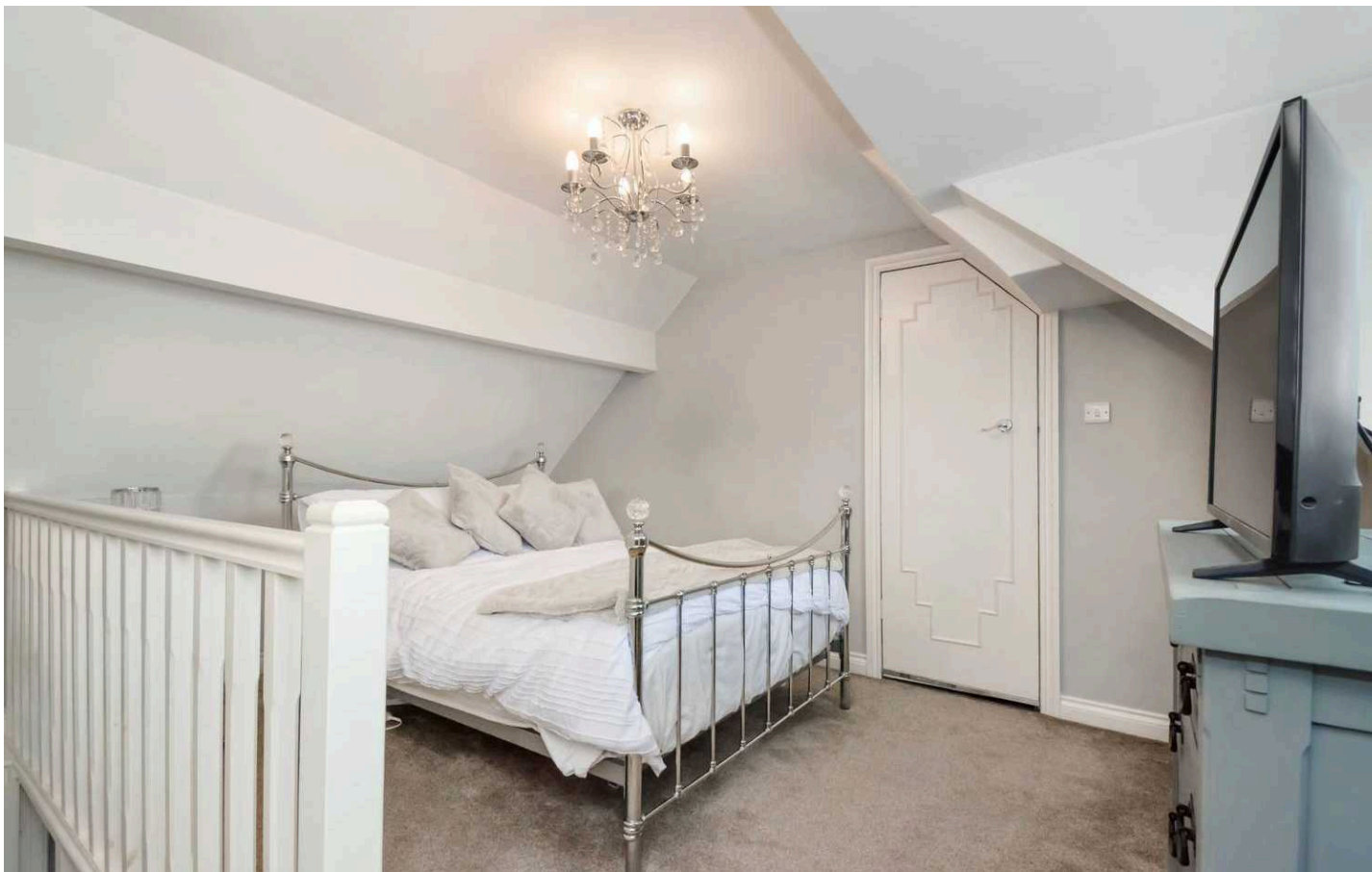
With a timber and frosted glazed door leading to the side of the house, from here there are doors giving access to a downstairs w.c and to the garage.

### **Downstairs w.c.**

4' 9" x 2' 9" (1.45m x 0.84m)

With a suite comprising of vanity unit incorporating washbasin with chrome monobloc tap, tiled splashback and low flush w.c.





### First Floor Landing

With leaded and stained glass window, inset LED downlighters and steps rising to the second floor. From the landing access can be gained to the following rooms :-

#### Bedroom One

14' 2" x 12' 0" (4.32m x 3.66m)

A double room with bay window having louvred shutters, there is a further window to the side elevation which once again has louvred shutters.

#### Bedroom Two

12' 8" x 11' 9" (3.86m x 3.58m)

A double room with windows to two elevations and enjoying views across to Grimescar Woods. Both windows have louvred shutters.

#### Bedroom Three

8' 9" x 6' 7" (2.67m x 2.01m)

With window having louvred shutters. This room is currently utilised as a dressing room and has fitted cloaks rails.

#### Bathroom

8' 9" x 8' 8" (2.67m x 2.64m)

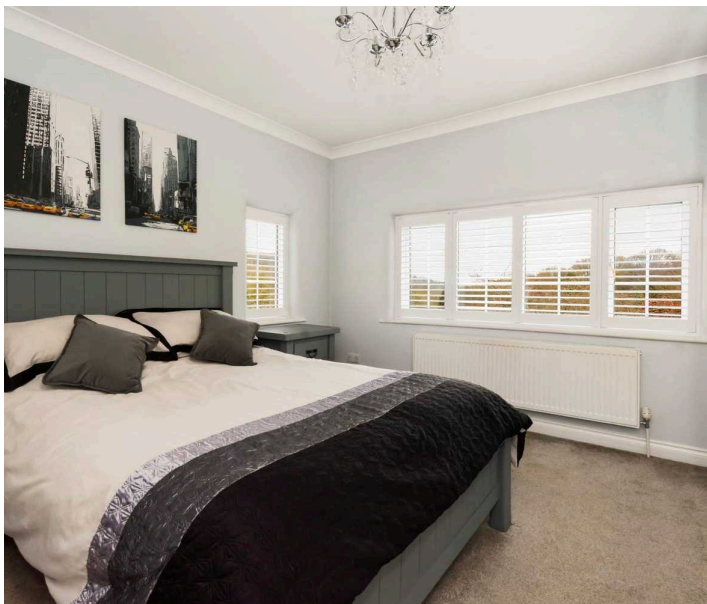
With inset LED downlighters, underfloor heating, windows to two elevations each having louvred shutters, floor to ceiling tiled walls, chrome ladder style heated towel rail and fitted with a four piece suite comprising vanity unit wash basin with chrome monobloc tap, panelled bath, low flush w.c. and shower cubicle with chrome shower fitting.

### Second Floor

#### Bedroom Four

13' 7" x 11' 5" (4.14m x 3.48m)

With window fitted with louvred shutters, this double room has a door to one side which leads to a large store room which is 25'4" x 6'9".



## Garden

To the front of the property there is a lawned garden with planted flowers and shrubs to the borders, there is also a stone flagged patio. To the right hand side of the house there is a pathway with planted trees and shrubs to the borders together with an outside cold water tap. The pathway leads to the rear garden which has a stone flagged patio with two steps down to a shaped lawned garden with a rockery, planted trees, flowers and shrubs together with useful sub void storage area beneath the house accessed from under the orangery.

## Off street

To the front of the property there is a double width tarmac driveway which provides off road parking. From here there is access to the Garage which has been split into a Garage and utility room.

## Garage

Garage is 11'8" x 8'2" with twin timber doors and a window to the side elevation and from here a door gives access to a utility room which is 8'2" x 4'0" this can also be accessed from the side entrance and has plumbing for an automatic washing machine.



**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)

**COPYRIGHT** Unauthorised reproduction prohibited.

**FREE VALUATIONS** If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

**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**

**MAILING LIST** Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

**MORTGAGE ADVICE** Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. 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 to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm





## Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

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

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

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000