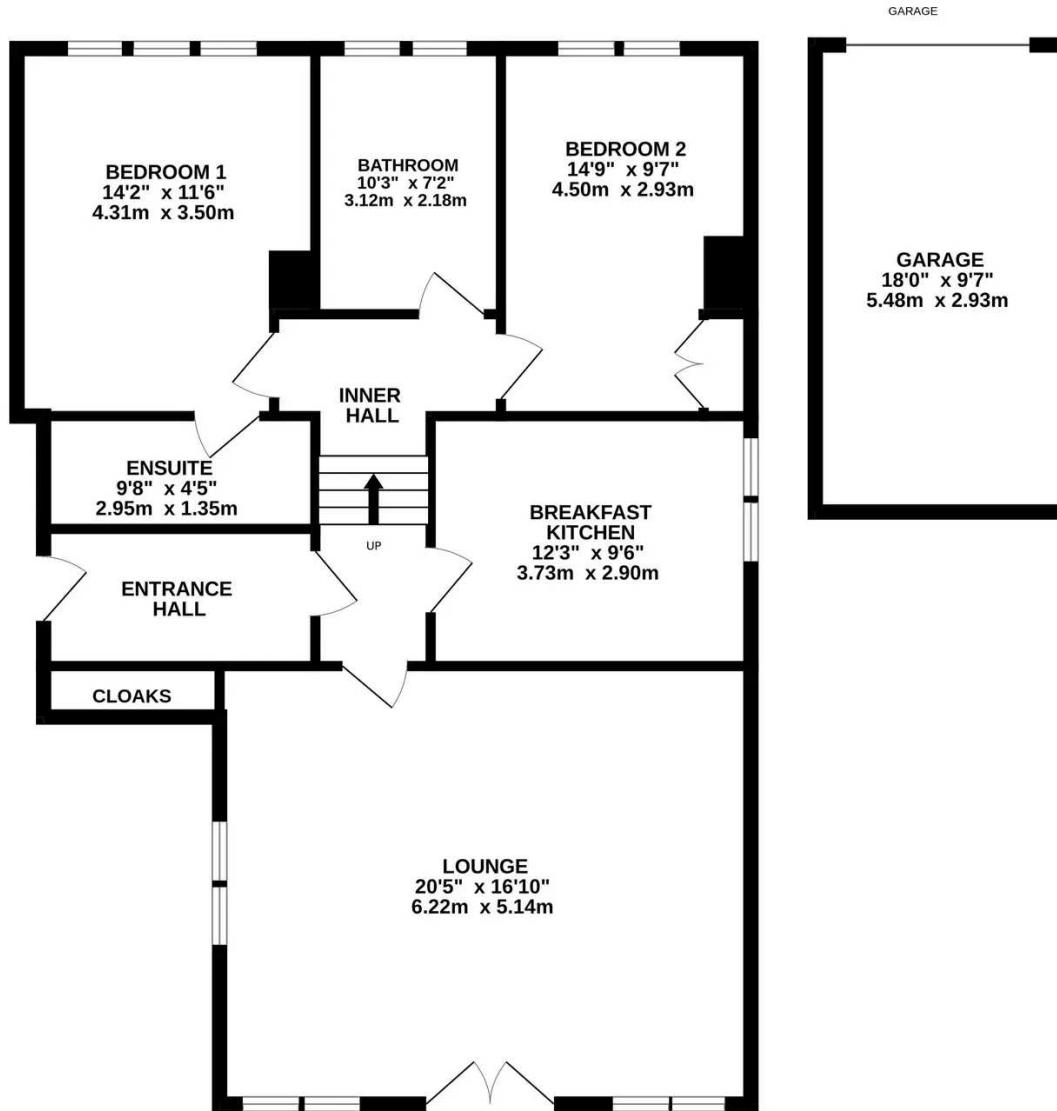




1 Westwood Court, 25A Dark Lane

Almondbury, Huddersfield

Offers in Region of **£350,000**



WESTWOOD COURT

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.
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1 Westwood Court

25A Dark Lane, Almondbury

SITUATED IN THE EXECUTIVE DEVELOPMENT OF WESTWOOD COURT, DARK LANE IS THIS SUPERBLY PRESENTED, GROUND FLOOR, TWO DOUBLE BEDROOM APARTMENT. BOASTING A BEAUTIFUL OPEN ASPECT TO THE FRONT ACROSS WELL MANICURED COMMUNAL GROUNDS AND WITH FAR REACHING VIEWS ACROSS THE WOODSOME VALLEY. OFFERED WITH NO ONWARD CHAIN, BOASTING MODERN, RECENTLY FITTED KITCHEN, PRIVATE GARDEN, AND GARAGE.

The property accommodation briefly comprising of entrance hall with high quality fitted cloaks cupboard with additional storage, inner hallway, spacious lounge with French Doors leading to the private garden/s, breakfast kitchen, two double bedrooms and the house bathroom. The principal bedroom with en-suite shower room. Externally there are communal gardens which are well maintained with lawn and well stocked flower and shrub beds, there is a courtyard providing off street parking and leading to the battery of garages of which the subject property owns one. There is a private low maintenance flagged patio area to the front.

Tenure Leasehold.

Council Tax Band E.

EPC Rating D.





ENTRANCE HALL

4' 10" x 10' 5" (1.47m x 3.18m)

Enter into the property through a double-glazed PVC door with obscure glazed inserts from the side elevation. There is a ceiling light point, a radiator, and a multi-panel door which provides access to the inner hallway. The entrance hall is furnished with high-quality, bespoke, fitted furniture which includes cloaks cupboards, display shelving, and fitted drawer units with soft-closing doors and drawers.

INNER HALLWAY

7' 5" x 14' 0" (2.26m x 4.27m)

The inner hallway provides access to the rest of the accommodation through multi-panel timber doors. There is a ceiling light point and a radiator.

OPEN-PLAN LIVING DINING ROOM

20' 5" x 16' 10" (6.22m x 5.13m)

The open-plan living dining room enjoys a great deal of natural light which cascades through the double-glazed, dual-aspect, mullioned windows which are situated to the side and rear elevations. There are double-glazed French doors which provide access to the front garden, and the windows to the front elevation enjoy fabulous, open-aspect views across the communal lawn and towards Emley Moor Mast. The room is decorated to a high standard with a neutral finish, and features decorative coving to the ceilings, four wall light points, two ceiling light points with ornate ceiling roses, a radiator, and television and telephone points.





BREAKFAST KITCHEN

12' 3" x 9' 6" (3.73m x 2.90m)

The breakfast kitchen room features modern, fitted wall and base units with complementary rolled edge work surfaces over, which incorporate a single-bowl, stainless-steel, Franke sink and drainer unit with chrome mixer tap. The kitchen is well-equipped with built-in appliances, including a four-ring ceramic NEF hob with integrated NEF cooker hood over, a waist-level, fan-assisted Zanussi oven, fridge and freezer units, an a NEF washing machine. There is also a cupboard with space for a free-standing tumble dryer, a matching upstand to the work surface, under-unit lighting, and a breakfast peninsula for informal dining. The kitchen features soft-closing doors and drawers, corner carousel units, recessed lighting to the ceilings, and a bank of double-glazed mullioned windows to the side elevation.



BEDROOM ONE

11' 6" x 14' 2" (3.51m x 4.32m)

Bedroom one is a generously proportioned double bedroom which is well-equipped with an array of high-quality fitted furniture, including wardrobes with hanging rails and shelving in situ and a matching dressing table with cupboards and drawer units beneath. There are two matching bedside cabinets, all of which have soft-closing doors and drawers. Additionally, there is a ceiling light point, a radiator, a telephone point, a bank of double-glazed mullioned windows to the rear elevation, and a multi-panel door providing access to the en-suite shower room.

BEDROOM ONE EN-SUITE SHOWER ROOM

4' 5" x 9' 8" (1.35m x 2.95m)

The en-suite shower room features a white three-piece suite which comprises of a step-in, fixed frame shower cubicle with thermostatic shower, a low-level w.c., and a pedestal wash hand basin. There is tile-effect vinyl flooring, tiling to dado height and splash areas on the walls, recessed lighting to the ceiling, a radiator, an extractor fan, a shaver point, and a vanity shelf.

BEDROOM TWO

9' 7" x 14' 9" (2.92m x 4.50m)

Bedroom two can accommodate a double bed with ample space for freestanding furniture. The room features two ceiling light points, a radiator, fitted wardrobes with hanging rails and shelving, a radiator, a television point, a multi-panel door providing access to the house bathroom, and a bank of double-glazed mullioned windows to the rear elevation, providing a great deal of natural light.



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HOUSE BATHROOM

7' 2" x 10' 3" (2.18m x 3.12m)

The house bathroom features a contemporary three-piece suite which comprises of a fixed-frame, step-in shower with thermostatic rainfall shower and separate handheld attachment, a broad pedestal wash hand basin with chrome Monobloc mixer tap, and a low-level w.c. with push-button flush. There is tiled flooring, a decorative dado rail with panelling beneath, high-gloss brick-effect tiling to the splash areas for the shower, inset spotlighting to the ceiling, an extractor fan, a chrome ladder-style radiator, a shaver point, and a bank of double-glazed mullioned windows with obscure glazed inserts to the rear elevation. There is also a multi-panel door which leads into bedroom two.

EXTERNAL

GARDEN

The property is situated in an exclusive development, which is approached via a pillared driveway leading to the courtyard, offering ample turning space and leading to the battery garages. The subject property's garage is closest to the side entrance door, and there is an allocated block paved driveway providing off-street parking. Externally to the front, the property boasts an enclosed, private, flagged patio area which is an ideal space for al fresco dining, barbecuing, and enjoying the afternoon and evening sun. The patio area enjoys fabulous, open-aspect views across the manicured communal gardens and towards Emley Moor Mast.

SINGLE GARAGE

The garage (18'0" x 9'7") features an electric, remote-controlled, up-and-over door, has lighting and power in situ, and boasts fitted wall and base units with shaker-style cupboard fronts for additional storage. Further storage is also available in the rafters.





ADDITIONAL INFORMATION

The freehold is owned by Westwood Court Management Company. The only shareholders of that company are the owners of the six apartments.

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.

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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



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