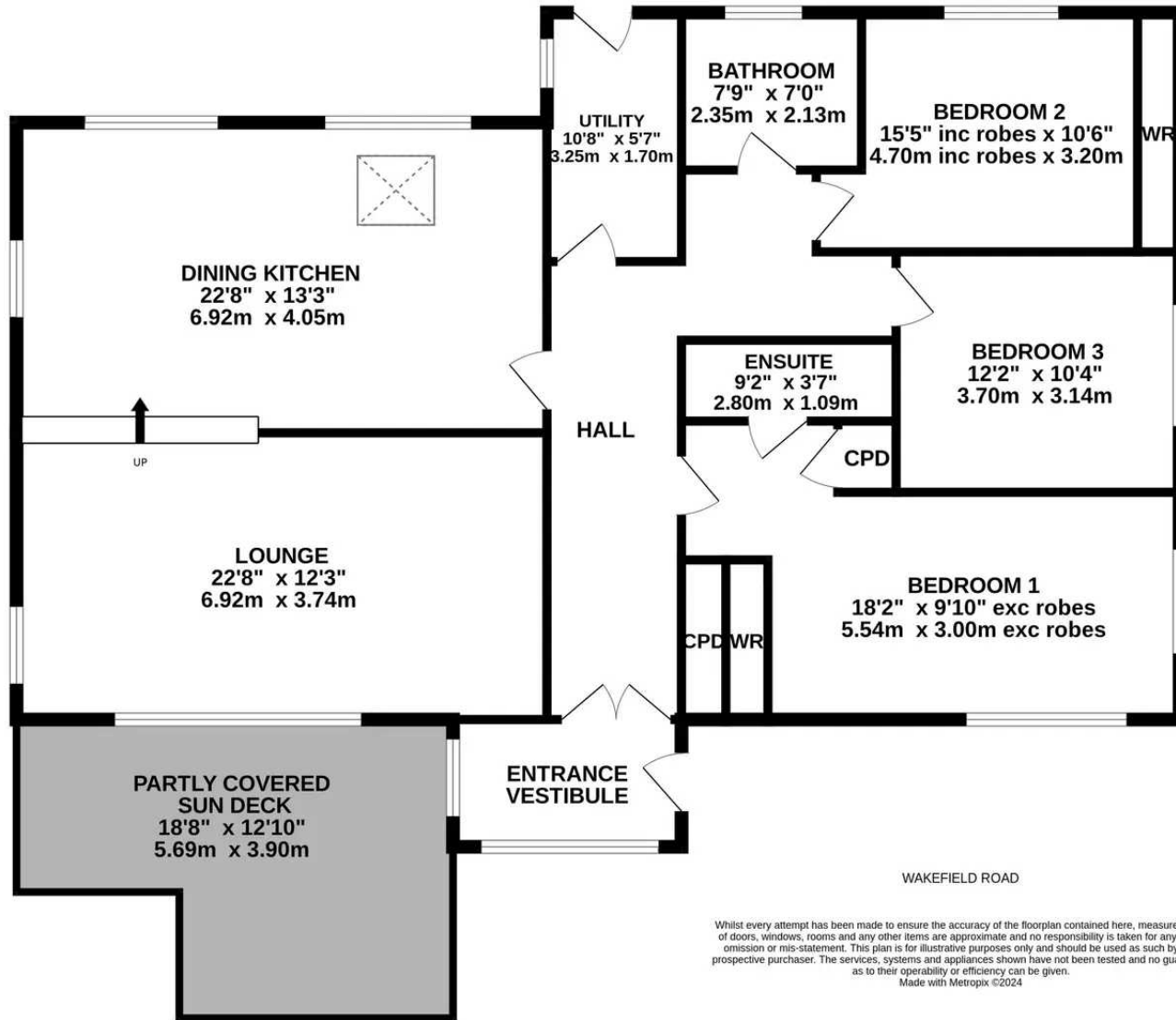




Norton Wood View, Wakefield Road, Denby Dale

Huddersfield, HD8 8SU

Best & Final Offers Over **£475,000**



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234 Wakefield Road

Denby Dale, Huddersfield, HD8 8SU

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A BEAUTIFULLY POSITIONED TRUE BUNGALOW IN AN ELEVATED LOCATION WITH STUNNING VIEWS OUT OVER THE WOODLAND AND RURAL SCENE BEYOND. DELIGHTFULLY SITUATED IN A HIGHLY COMMUTABLE LOCATION BETWEEN THE VILLAGES OF SCISSETT AND DENBY DALE, THE HOME IS NOT ONLY PRESENTED SUPERBLY THROUGHOUT BUT ALSO HAS PARTICULARLY BEAUTIFUL GARDENS AND A GOOD-SIZED DETACHED DOUBLE GARAGE.

The accommodation briefly comprises entrance vestibule, hallway, a fabulous lounge with full bank of glazing providing lovely views and direct access out onto a partially covered sun deck, a large high-specification dining kitchen with pleasant views out over the rear gardens, three large bedrooms (bed one with super views and en-suite shower room), a house bathroom, and a utility room.

Tenure Freehold.

EPC Rating D.

Council Tax Band F.



ENTRANCE VESTIBULE

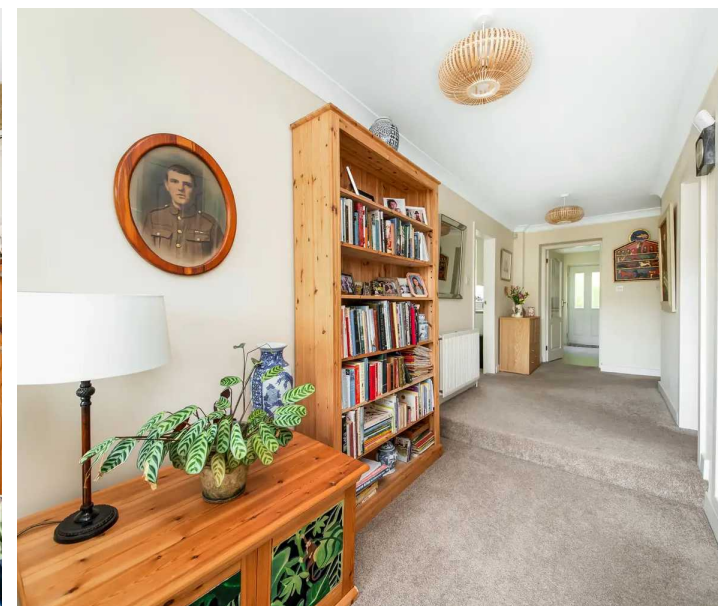
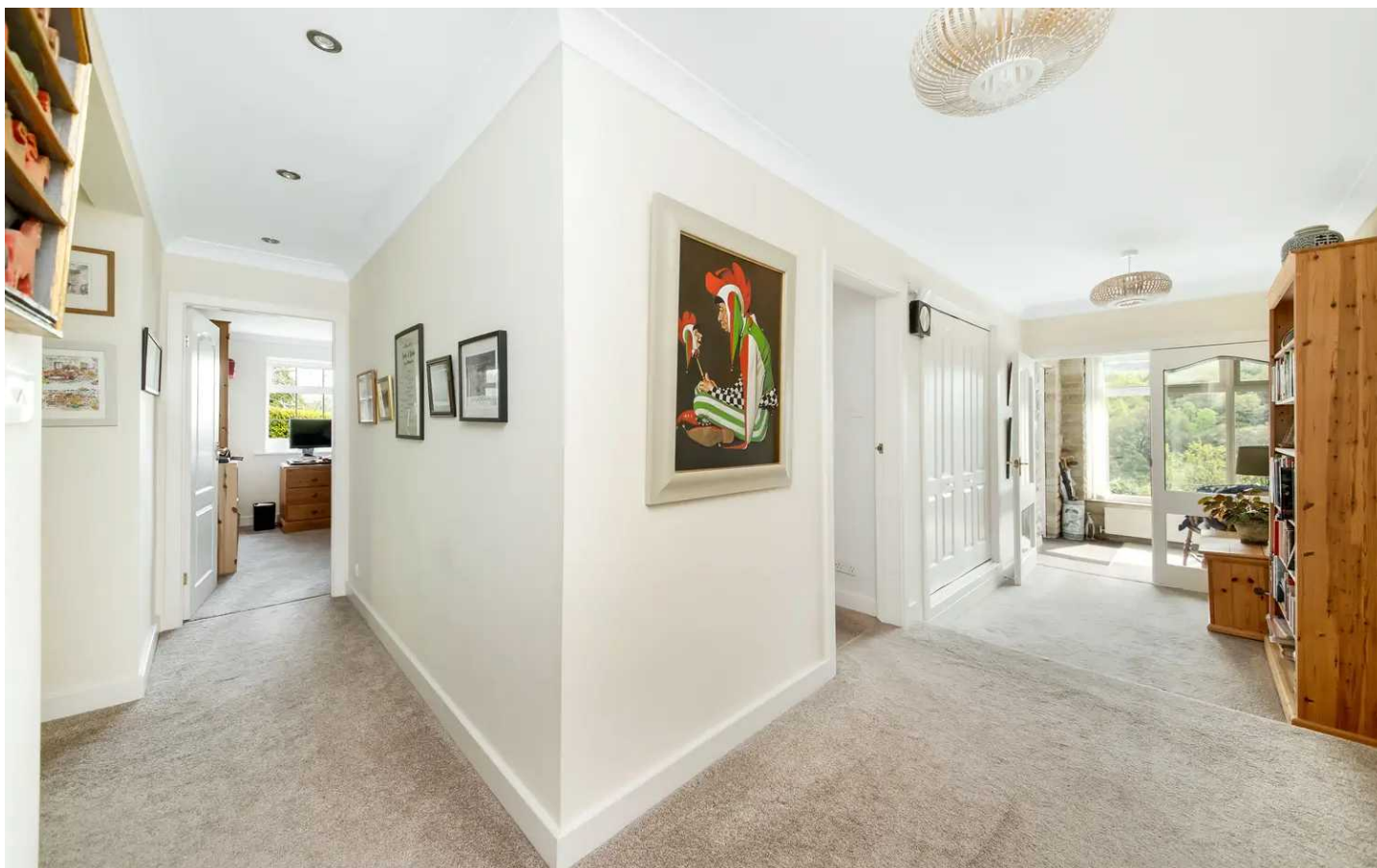
9' 2" x 5' 5" (2.79m x 1.65m)

Enter into the property through a high-quality door with four glazed panels, leaded detailing and obscure glazing. The entrance vestibule is of a particularly good size, featuring exposed stonework to all sides, a central ceiling light point, two good-sized windows; one to the side and the other overlooking the property's front gardens and magnificent view woodland beyond which gives the property its name. Twin glazed doors lead through to the entrance hallway.

ENTRANCE HALLWAY

19' 7" x 5' 9" (5.97m x 1.75m)

The entrance hallway features decorative coving to the ceiling, a bank of built-in storage cupboards, inset spotlighting, two chandelier points, and a loft access point. A doorway leads through to the dining kitchen.





DINING KITCHEN

22' 8" x 13' 3" (6.91m x 4.04m)

As the photographs and floorplan suggest, the dining kitchen is of a particularly good size and offers a lovely view out over the property's rear gardens courtesy of two large windows, while a velux window and a circular colour-glazed window provide additional natural light to the room. The kitchen area features attractive flooring, inset spotlighting to the ceiling, and a Rangemaster cooker with the usual warming ovens, six-ring induction hob and extractor fan above. There is a large amount of working surfaces, a breakfast bar, a stainless-steel sink unit with mixer tap over, an integrated dishwasher, space for an American-style fridge freezer, and a stylish vertical central heating radiator. The kitchen opens through to the dining area. The dining area is a well-presented space, filled with natural light and offering a fabulous view via the lounge.





LOUNGE

22' 8" x 12' 3" (6.91m x 3.73m)

The lounge is a spacious room with PVCu double glazed windows with large central sliding patio doors enjoying a south easterly aspect and giving access to a partly covered sun deck. In addition, there is a PVCu double glazed window to the side elevation, two ceiling light points, decorative coving, and two central heating radiators. The sun deck features stainless-steel and glazed balustrading, and offers a stunning views across the property's gardens, the valley and of farmland and woodland beyond.





UTILITY

10' 6" x 5' 5" (3.20m x 1.65m)

The utility room / rear entrance lobby has a frosted PVCu double-glazed window together with a composite panelled and frosted double-glazed door leading to the rear garden. There room features a good amount of working surfaces and storage cupboards, as well as a stainless-steel sink unit, plumbing for an automatic washing machine, and space for an integrated tumble dryer. There is inset spotlighting to the ceiling and a central heating radiator.

BEDROOM ONE

18' 0" x 9' 9" (5.49m x 2.97m)

Bedroom one is a stunning double room with a fabulous view courtesy of dual-aspect windows to the side and front elevations. The room benefits from built-in wardrobes to one wall, inset spotlighting to the ceiling, a central chandelier point, a good-sized storage cupboard, and a doorway leading through to the en-suite facilities.

BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite features high-quality tiling to the floor and full ceiling height, panelling and inset spotlighting to the ceiling, an extractor fan, and a chrome heated towel rail/central heating radiator. There is a three-piece suite comprising of good-sized shower with glazed screen and chrome fittings, a low-level w.c., a vanity unit with storage cupboard below and mixer tap above.





BEDROOM TWO

11' 2" x 10' 6" (3.40m x 3.20m)

Bedroom two is another double bedroom, positioned to the rear of the home and offering a lovely outlook over the property's gardens. There is a full bank of wardrobes to one wall, decorative coving to the ceiling, and a central ceiling light point.

BEDROOM THREE

12' 2" x 10' 4" (3.71m x 3.15m)

Bedroom three is another good-sized room, offering an outlook to the side of the property courtesy of a broad window. This room is currently utilised as a home office with some built-in furniture, including wardrobes, display shelving, and dressing table/desk. There is also a central ceiling light point.

BATHROOM

7' 8" x 6' 9" (2.34m x 2.06m)

The house bathroom has been converted to a shower room with large fixed glazed screen shower with chrome fittings, concealed cistern w.c., and a wash hand basin. There is attractive flooring, a Victorian-style chrome central heating radiator/heated towel rail, a shaver socket, inset spotlighting to the ceiling, and an obscure glazed window.



GARDEN

The property occupies a delightful, elevated location above Wakefield Road, and features a long driveway which is initially shared with neighbouring properties and then leads to the property's private driveway and turning area. There is a huge amount of parking and turning space and a detached double garage. The gardens are exceptionally well tended, with a huge amount of mature shrubbery and trees, and with features that make the gardens relatively low maintenance. To the front, there is artificial grass with mature shrubbery and trees, and a delightful raised sitting out area which is accessed externally or directly from the lounge. There are access pathways to either side of the home. There are multiple paved patio areas to the side and rear of the home, providing pleasant areas for sitting out, and there is a rockery bank with beautiful mature shrubbery and flowering beds. Steps then lead up to an elevated sitting out area which offers a stunning view over the property and across the valley. The rear garden also features a timber garden shed, and the property features external lighting and an external power point.

GARAGE

Double Garage

The detached double garage is of high-quality construction with automatically operated, up-and-over twin garage doors. There is power, light and water in situ.

DRIVEWAY

4 Parking Spaces







Additional Information

The property is fitted with uPVC double-glazing, gas fired central heating and an alarm system. Carpets, curtains and certain other extras may be available via separate negotiation.

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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Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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