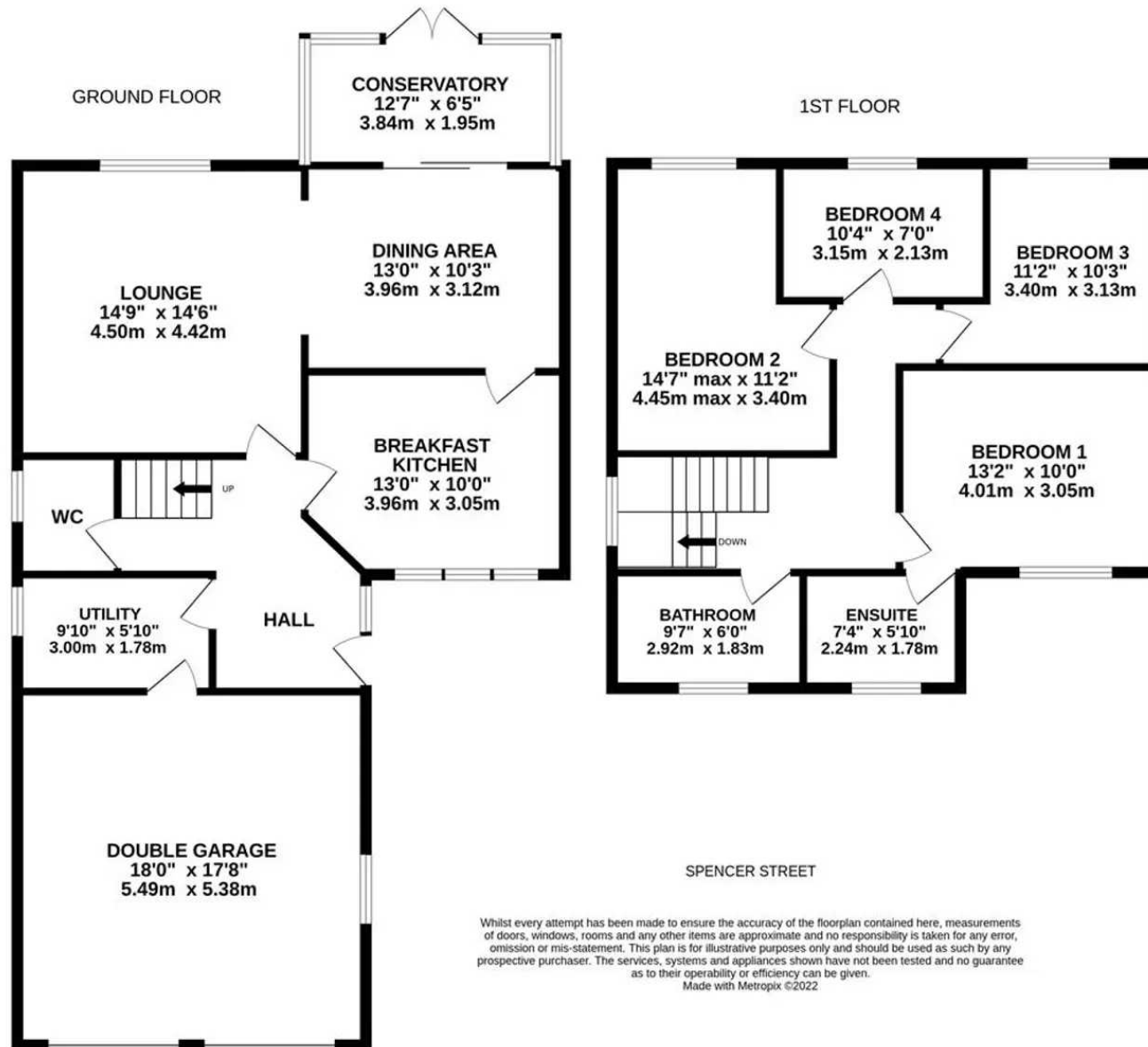




## Vivien House, Spencer Street, Skelmanthorpe

Huddersfield, HD8 9BE

Offers in Region of **£500,000**



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## Vivien House, Spencer Street

Skelmanthorpe, Huddersfield, HD8 9BE

VIVIEN HOUSE IS A REMARKABLE DETACHED FAMILY HOME WITH A STUNNING VIEW OUT OVER LOVELY REAR GARDENS, WAY OVER TOWARDS SHELLEY, EMLEY AND A BROAD VISTA EVEN THROUGH TO BRETTON. A STYLISH HOME WITH LARGE ROOMS AND A SURPRISING AMOUNT OF SPACE, INCLUDING LIVING SPACE THAT IS SURE TO PLEASE.

The property accommodation briefly comprises spacious entrance hall, downstairs WC, large lounge, adjoining dining area, doorway through to the conservatory, attractive kitchen and large utility room. Four bedrooms, all of a good size and bedroom one with high quality en-suite, and a luxury house bathroom. The home has a large double garage, attractive brick set driveway and is on the edge of this much-admired village, with its bustling centre and many amenities. A well-presented and high specification home. Viewing is essential to fully establish the size and delightful nature of this family home.

EPC Rating C.

Council Tax Code E.

Tenure Freehold.



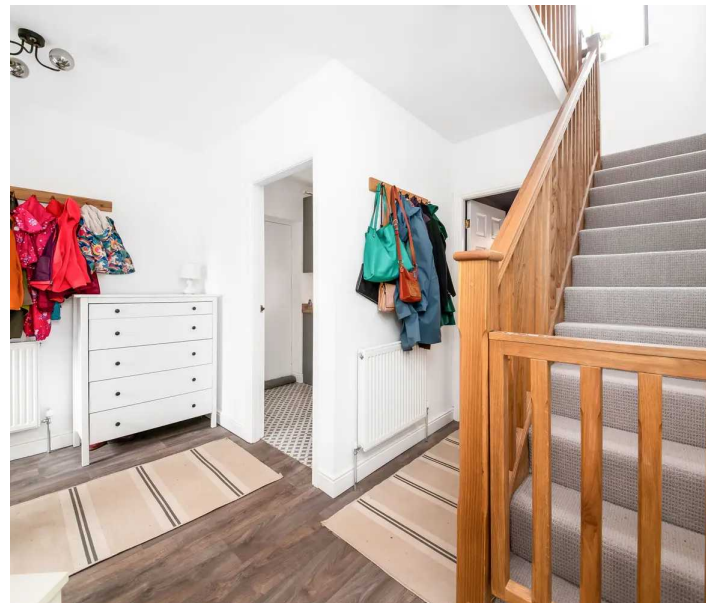
## GROUND FLOOR

### ENTRANCE HALL

An attractive uPVC door with oak leaded glazing and matching glazed side window gives access through to the entrance hallway. This has attractive timber effect flooring, two chandelier points and a beautiful oak staircase with a polished timber handrail, spindles and newel post. The stairway is also fitted with a matching oak stairgate. A doorway gives access through to the downstairs w.c.

### DOWNSTAIRS W.C.

The downstairs w.c. is fitted with a low-level w.c. and a wash hand basin set upon a vanity unit. There is also an obscure glazed window.







#### LOUNGE

14' 9" x 14' 6" (4.50m x 4.42m)

The lounge is of a particularly good size, offering a fabulous view out over the gardens and long distance rural views beyond, courtesy of a very large window. The room opens through to the dining area, giving a particularly spacious effect. There is a chandelier point, two wall light points, coving to the ceiling, beautiful timber-effect flooring, and a period style fireplace with raised marble hearth and backcloth, high-quality surround and all being home for a gas coal-burning-effect fire.

## DINING ROOM

13' 0" x 10' 3" (3.96m x 3.12m)

The dining room is very spacious and features coving to the ceiling, a central chandelier point, a continuation of the lovely flooring, a doorway through to the kitchen, and glazed patio doors through to the conservatory. The view from the dining room via the conservatory is particularly pleasing.

## CONSERVATORY

12' 7" x 6' 5" (3.84m x 1.96m)

The conservatory enjoys a lovely view out over the rear garden, and long distance views beyond. There is glazing to three sides and large glazed doors open outwards to the flagged terrace and gardens.







### KITCHEN

13' 0" x 10' 0" (3.96m x 3.05m)

The kitchen is well appointed and of a good size, with inset spotlighting to the ceiling, attractive flooring, and a bank of three windows. There are units at both high and low level, with a large amount of working surfaces and decorative tiled splashbacks, as well as a stylish stainless-steel sink unit with mixer tap over. The kitchen also boasts a stainless-steel gas hob with pull-out canopy above, a built-in, stainless-steel and glazed-fronted oven, an integrated dishwasher, space for a large fridge/freezer, and an obscure glazed window.

### UTILITY ROOM

9' 10" x 5' 10" (3.00m x 1.78m)

The utility room is of a good size and features attractive ceramic tiled flooring, a good ceiling height, and an obscure glazed window. There are stylish units at both the high and low level with a large amount of working surfaces and stainless-steel sink unit with mixer tap over. There is plumbing for an automatic washing machine and space for a dryer, and the utility room is home to the high-quality Worcester gas fired central heating boiler. A personal door leads through to the property's double garage.





## FIRST FLOOR

### FIRST FLOOR LANDING

A staircase from the entrance hall turns and rises up to the first floor landing. This has a window to the side elevation, a variety of lighting points, and loft access.



### **BEDROOM ONE**

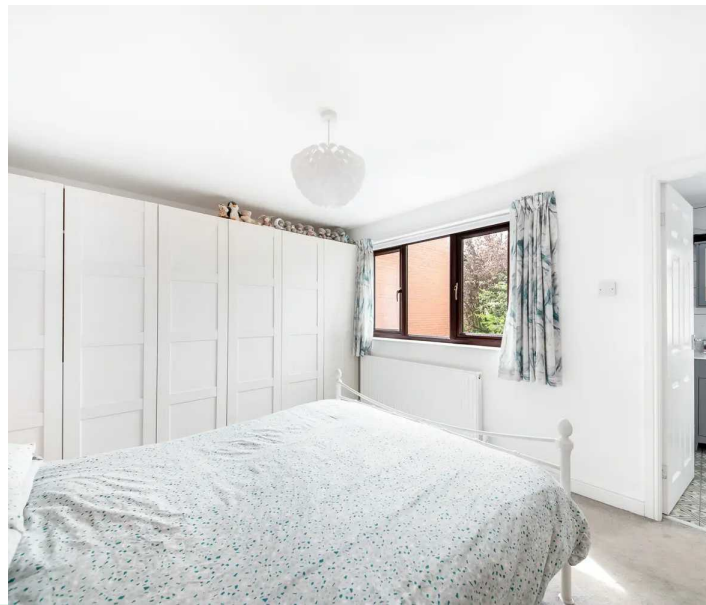
13' 2" x 10' 0" (4.01m x 3.05m)

Bedroom one is a lovely double room positioned to the front of the home with a pleasant view out over the property's front gardens and village scene beyond, courtesy of the bank of three windows. There is also a central ceiling light point.

### **BEDROOM EN-SUITE SHOWER ROOM**

7' 4" x 5' 10" (2.24m x 1.78m)

The superbly appointed en-suite is fitted to a high standard and has ceramic tiling to the floor and full ceiling height on the walls. There is a low level w.c., a stylish vanity unit with cupboards beneath and mirrored cupboard over, and a shower cubicle with chrome fittings.





### **BEDROOM TWO**

14' 7" x 11' 2" (4.45m x 3.40m)

Bedroom two is a very large room, with an astonishing view out to the rear over the property's fabulous gardens and tremendous panoramic long distance views beyond; from the 3 Acres restaurant, passing around by Emley Moor Mast on the skyline and over towards Bretton and the hills beyond. The room is tastefully decorated.

### **BEDROOM THREE**

11' 2" x 10' 3" (3.40m x 3.12m)

Bedroom three is another pleasant double room enjoying the astonishing view.





#### **BEDROOM FOUR**

14' 7" x 11' 2" (4.45m x 3.40m)

Bedroom four is another pleasant double bedroom with a window to the rear elevation, enjoying the lovely views.

#### **HOUSE BATHROOM**

9' 7" x 6' 0" (2.92m x 1.83m)

Superbly appointed, the good-sized house bathroom has fabulous ceramic tiled flooring, stylish ceramic tiling to the half height on the walls, and to the full height around the bath/shower area itself. There is an extractor fan, an obscure glazed window, and a combination central heating radiator/heated towel rail in chrome. The bathroom features a three-piece suite comprising of a panelled bath with shower screen and chrome showerhead over, a vanity unit with cupboard beneath and mixer tap above, and a low level WC.





## EXTERNAL

### FRONT GARDEN

Externally the property occupies a pleasant location, with rural walks being close at hand and a delightful walk into the village with its bustling centre and local schools, shops and other facilities being close at hand. The property has a double width, brick set driveway, which gives access to the attached double garage. There are mature shrubbery and trees, two lawn areas, and a paved sitting out area. The brickset pathway gives access to the front entrance door and a further pathway leads down the side of the home to a gate which leads through to the rear gardens.

### GARAGE

Double Garage

The garage features high quality twin doors, is fitted with power, light and water, and has an obscure glazed window to the side. It also has heating and is covered by the alarm system.

### DRIVEWAY

2 Parking Spaces

The property has a double width, brick set driveway, which gives access to the attached double garage.







## REAR GARDEN

To the rear of the home is where the majority of the property's gardens are to be found. They are, as the photographs suggest, exceptionally large and predominantly comprise of two areas: The upper area, being a full width flagged patio/sitting out area, which allows a lovely view across the garden and beyond, and is securely enclosed for children playing. A gate and steps give access down to the further gardens where there is attractive pathways, a large greenhouse, and shaped lawn. There are raised vegetable beds, and mature shrubbery borders. The rear of the garden has a stone wall and mature trees and shrubbery.









**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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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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