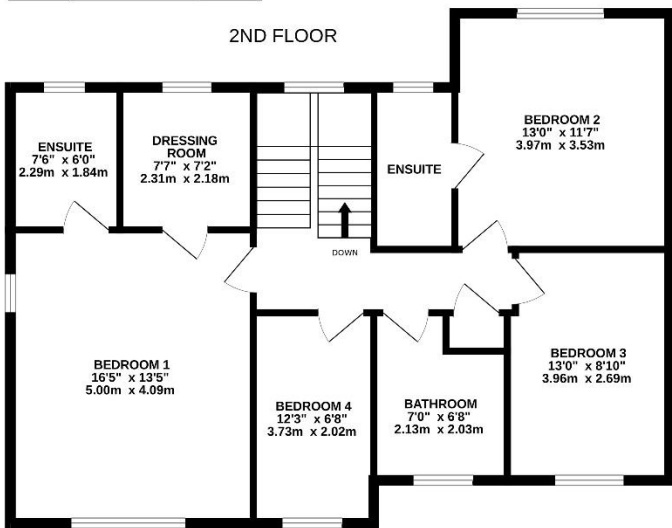
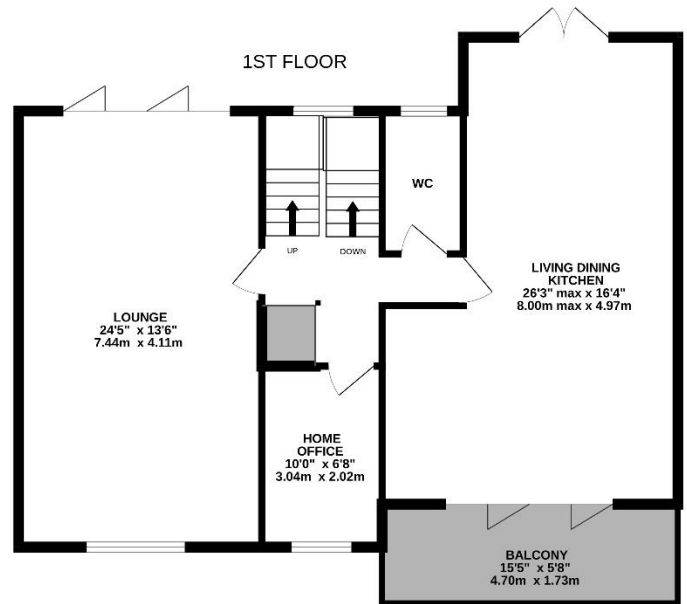
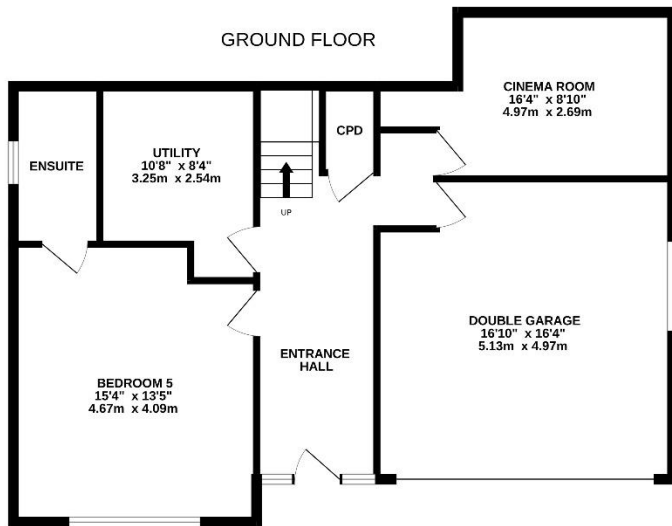


Simon Blyth

ESTATE AGENTS



BROAD LANE, UPPERTHONG, HOLMFIRTH, HD9 3JS



BROAD LANE

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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PROPERTY DESCRIPTION

AN EXCEPTIONALLY PRESENTED, EXECUTIVE, FAMILY HOME, OCCUPYING AN ENVIABLE POSITION WITH PANORAMIC, OPEN-ASPECT VIEWS TOWARDS HOLME MOSS. NESTLED ON THE AFFLUENT ADDRESS OF BROAD LANE, UPPERTHONG, THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO THE BUSTLING VILLAGE CENTRE OF HOLMFIRTH AND IS IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS. SYCAMORE HOUSE OFFERS SPACIOUS AND VERSATILE ACCOMMODATION ACROSS THREE STOREYS AND BOASTS, OPEN-PLAN DINING-KITCHEN WITH BI-FOLDS LEADING TO THE GARDEN, HOME OFFICE, AND DOUBLE GARAGE.

The property accommodation briefly comprises of entrance hallway, ground floor double bedroom (bedroom five) with ensuite shower room, utility room, hobby room/cinema room and double garage to the ground floor (Please note the ground floor could be utilised as an annex, see example floorplan for reference). To the first floor there is the lounge, open-plan dining-kitchen, home office/bedroom six, and separate WC. To the second floor there are four double bedrooms and the house bathroom, the principal bedroom having ensuite facilities and walk-in wardrobe and bedroom two having ensuite shower room. Externally there is a driveway providing off street parking for multiple vehicles, the garden is low maintenance with well stocked rockery to the front. To the rear is a flat lawn garden with attractive dry-stone wall boundaries, flagged patio area and hardstanding for a potting shed and garden shed.

Offers Around £800,000

GROUND FLOOR

ENTRANCE HALL

Enter the property through a composite front door with adjoining double-glazed windows with obscure glass to the front elevation into a most welcoming entrance hall. The entrance hall features attractive tiled flooring, inset spotlighting to the ceiling, a radiator and a kite winding oak staircase rises to the first floor with glazed balustrade. There are oak doors providing access to the ground floor bedroom, utility room, hobby room and the integral garage. There are two useful understairs storage cupboards.

GROUND FLOOR BEDROOM

As the photography suggests the ground floor bedroom is a generous proportioned light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the front elevation which provide pleasant views across Broad Lane and the Holme Valley. There is a central ceiling light point, a radiator and the room benefits from ensuite shower room facilities.



ENSUITE SHOWER ROOM

The ensuite shower room features a modern contemporary three-piece suite which comprises fixed frame shower cubicle with thermostatic rainfall shower and with separate handheld attachment, a low level w.c. with concealed cistern and push button flush and a broad wash hand basin with vanity cupboard beneath and chrome monobloc mixer tap. There is tiled flooring with matching tile skirting, high gloss brick effect tiling to the splash areas, a double-glazed window with obscure glass to the side elevation and a shaver point. Additionally, there is inset spotlighting to the ceiling, extractor fan and anthracite horizontal ladder style radiator.



HOBBY ROOM

This versatile space can be utilised for a variety of uses such as a cinema, playroom or recreational space. There is inset spot lighting to the ceilings, a satellite TV point and a radiator.

DOUBLE GARAGE

The double garage features an electric, remote control, up and over door. There is lighting and power in situ. There is a bank of double-glazed windows to the side elevation, it also features a bank of fitted base units with Shaker style cupboard fronts which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. It houses the property combination boiler and hot water cylinder. The measurements are 16'4" x 16'10".



UTILITY ROOM

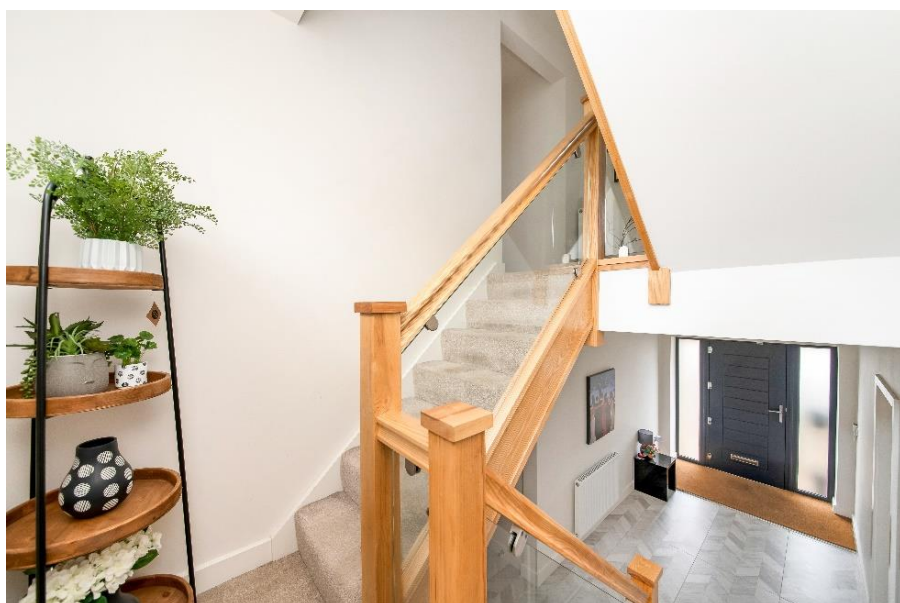
The utility room features high quality fitted ball and base units with shaker style cupboard fronts and with complimentary worksurfaces over which incorporates a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. There is plumbing and provisions for a automatic washing machine and tumble dryer and space for an American style fridge and freezer unit. Additionally, there is inset spotlights to the ceilings, an extractor fan, radiator, and attractive flooring.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the kite-winding, oak staircase to the first floor, you reach the landing, which has two sets of double-glazed banks of windows at either half landing to the rear elevation. There are oak doors providing access to the separate WC, lounge, open plan dining kitchen and home office. There is inset spot lighting to the ceilings, a radiator and a further staircase with oak banister and glazed balustrading which proceeds to the second floor.



SEPARATE W.C

The separate WC features a modern, contemporary two-piece suite which comprises of a low level WC with concealed cistern and push-button flush and a broad wash handbasin, set upon a floating vanity shelf with tiled splash back. There is attractive tiled flooring with matching tiled skirting, a double-glazed window with obscured glass to the rear elevation with integral blind, inset spot lighting to the ceilings and an extractor fan.



HOME OFFICE

The home office, again, is a generously proportioned, light and airy space which could be utilized as a single bedroom or nursery. There is a bank of double-glazed windows to the front elevation which take full advantage of the elevated position of the property with superb open-aspect views towards Holme Moss. There is inset spot lighting to the ceilings and a radiator.



LOUNGE

The lounge is a generously proportioned reception room which enjoys a great deal of natural light which cascades through the dual-aspect bank of windows to the front elevation and French doors with adjoining windows to the rear elevation. The picture window to the front provides a pleasant open-aspect view towards Holme Moss and there are two ceiling light points, three radiators and the focal point of the room is a living flame, stove-effect fireplace set upon a slate hearth with attractive granite surround.





OPEN PLAN DINING KITCHEN

The open plan dining kitchen room is sure to impress as it features both inset spot lighting and various ceiling light points. There is fabulous oak flooring and a bank of aluminium, bi-folding doors to the front elevation which provide seamless access to the balcony. Again, as the photography suggests, there are fabulous open-aspect views across Broad Lane towards Holme Moss and to the rear of the dining kitchen, there are double-glazed French doors providing direct access to the rear garden. The kitchen area features a wide range of fitted wall and base units, with Shaker style cupboard fronts and with complementary granite work surfaces over which incorporate a one and a half bowl inset sink unit with chrome mixer tap. There is a matching, granite up-stand and the kitchen is well-equipped with high quality, built-in NEF appliances. These include a five-ring gas hob with canopy style cooker hood over, a built-in dual oven, built-in fridge and freezer units and an integrated dishwasher. There are glazed display cabinets with inset spot lighting, under unit lighting and LED plinth lighting. The kitchen benefits from a breakfast peninsula with cupboards beneath, again with matching, marble-effect granite top. The kitchen benefits from a breakfast peninsula with cupboards beneath, again with matching, marble-effect granite top.





BALCONY

The South facing balcony takes full advantage of the fabulous panoramic views across the valley. It features a composite, decked flooring, a brushed chrome handrail with glazed balustrade and the balcony is an ideal space for both al fresco dining and enjoying the afternoon and evening sun. There are external, up and down lights and an external plug point.



SECOND FLOOR

SECOND FLOOR LANDING

Taking the staircase from the first-floor landing, you reach the second floor. This has oak doors providing access to four, generously proportioned double bedrooms and the house bathroom. There is a loft hatch with drop-down ladder providing access to a useful attic space which is boarded and with lighting. There is inset spot lighting to the ceilings, a chandelier point over the stairhead, a bank of double-glazed windows to the rear elevation and a radiator.



BEDROOM ONE

As the photography suggests, bedroom one is a generously proportioned double bedroom which has ample space for free-standing furniture. There is a bank of double-glazed windows to the front elevation which provide fabulous, open-aspect views across the valley with a window to the side elevation and a bank of windows to the front elevation. There are two ceiling light points, a radiator, oak doors providing access to the ensuite shower room and walk-in wardrobe.



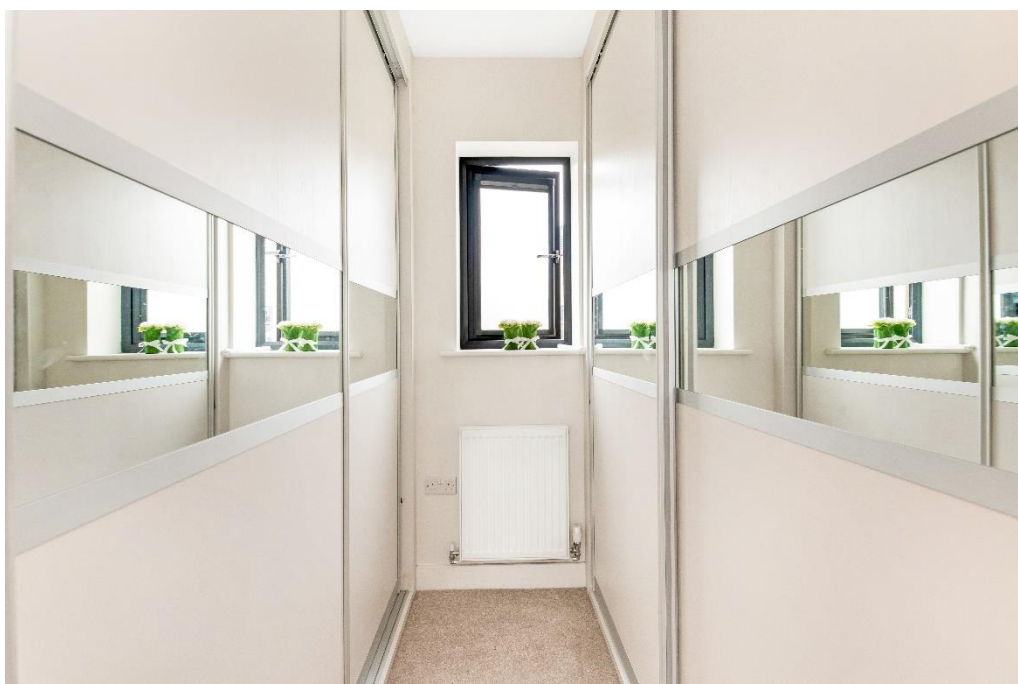
ENSUITE SHOWER ROOM

The shower room features a modern, contemporary three-piece suite which comprises of a fixed-frame shower cubicle with thermostatic, rainfall shower and with separate handheld attachment, a low-level WC with concealed cistern and push-button flush and a broad wash-handbasin with vanity drawers beneath and chrome mono-block mixer tap. There are tiled walls and tiled flooring, inset spot lighting to the ceilings, a shaver point and a double-glazed window with obscured glass to the rear elevation. There is an extractor fan, a LED back-lit vanity mirror and a horizontal, ladder-style radiator.



WALK-IN WARDROBE

The walk-in wardrobe features two sets of floor-to-ceiling, built-in wardrobes which have hanging rails and shelving in situ. There is a double-glazed window with integral blind and obscured glass to the rear elevation, inset spot lighting to the ceilings and a radiator.



BEDROOM TWO

Bedroom two is a generously proportioned double bedroom which has ample space for free-standing furniture. There is a bank of double-glazed windows to the rear elevation which have pleasant views across the property's gardens and there is a ceiling light point, a radiator and the room benefits from ensuite shower room facilities.



ENSUITE SHOWER ROOM

The ensuite shower room features a modern, contemporary, three-piece suite which comprises of a fixed frame shower cubicle with thermostatic, rainfall shower and with separate hand-held attachment, a wall-hung wash handbasin with chrome mono-block mixer tap and a low-level WC with push-button flush. There is tiled flooring and tiled walls, inset spot lighting to the ceiling and extractor fan. The ensuite shower room has a double-glazed window with obscured glass to the rear elevation, a shaver point and an anthracite, horizontal ladder-style radiator.



BEDROOM THREE

Bedroom three can accommodate a double bed with ample space for free-standing furniture. The current vendor utilises this space as a home office-cum-library and there is an array of fitted furniture which includes display shelving and a matching desk unit. There is a ceiling light point, radiator and a bank of double-glazed windows to the front elevation, again, taking full advantage of the pleasant, open-aspect views.



BEDROOM FOUR

Bedroom four is currently utilised as a generously proportioned single bedroom, however, it can accommodate a double bed with space for free-standing furniture. There is a bank of double-glazed windows to the front elevation, taking full advantage of the fabulous, panoramic views and there is a ceiling light point and a radiator.



HOUSE BATHROOM

The house bathroom features a modern, contemporary, four-piece suite which comprises of a double-ended, free-standing bath with floor-mounted chrome mixer tap with shower-head attachment, a quadrant-style shower cubicle with thermostatic, rainfall shower and with separate hand-held attachment, a low-level WC with concealed cistern and push-button flush and a wall-hung, broad wash handbasin with vanity drawers beneath and chrome mixer tap. There is tiled flooring and tiled walls, inset spot lighting to the ceilings and a bank of double-glazed windows with obscured glass to the front elevation. Additionally, there is an extractor fan and an anthracite, horizontal, ladder-style radiator.



EXTERNAL

FRONT EXTERNAL

Externally to the front, the property features a driveway which provides off-street parking for multiple vehicles and leads to the integral, double garage. The front garden is laid predominantly to lawn with a pleasant rockery which is well stocked with flowering plants and shrubs. There is an Indian, stone-flagged pathway which leads to the front door and down one side of the property, leading to a gate which encloses the rear gardens. There are external up and over lights and external security lights over the garage. There is an external water tap.

REAR EXTERNAL

Externally, to the rear, the property features a stone-flagged patio area, which is an ideal space for al fresco dining and barbecuing. The rear garden is completely enclosed with a gate at the side leading to the pathway to the front garden and is laid predominantly to lawn. It features well-stocked flower and shrub beds, an attractive rockery with dry stone wall boundaries and there is a raised, decked area with a hard standing for a potting shed. The gardens have external up and down lights, and external double plug point.



ADDITIONAL INFORMATION

EPC rating – B

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – G

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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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

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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.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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