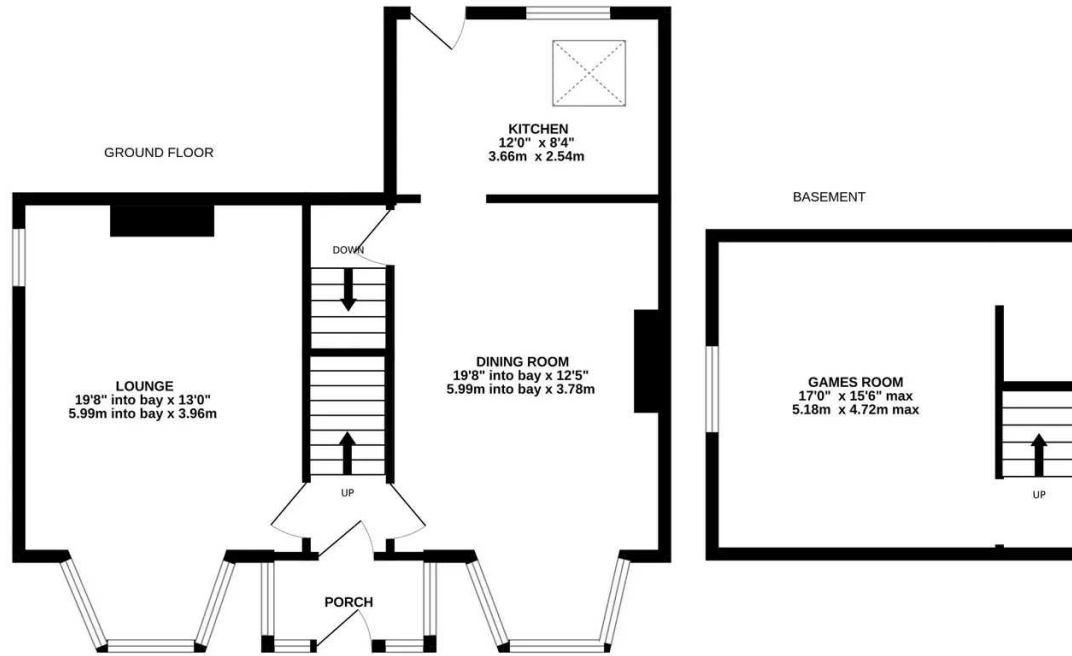




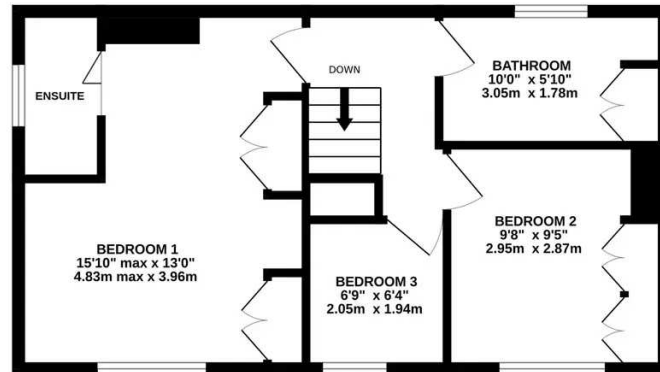
## Carr View, Penistone Road, Kirkburton

Huddersfield, HD8 0RB

Offers in Region of **£300,000**



1ST FLOOR



PENISTONE ROAD

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



## Carr View, Penistone Road

Kirkburton, Huddersfield, HD8 0RB

CARR VIEW IS A MOST STUNNING, DOUBLE FRONTED, STONE BUILT PERIOD PROPERTY SITUATED IN THE SOUGHT AFTER VILLAGE OF KIRKBURTON. BRIMMING WITH CHARM AND CHARACTER, THE PROPERTY BOASTS REMOTE CONTROLLED GATED DRIVEWAY, ACCOMMODATION ACROSS THREE FLOORS AND ENSUITE SHOWER ROOM FACILITIES TO BEDROOM ONE. LOCATED IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. VIEWINGS ARE ADVISED TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION ON OFFER.

**Simon Blyth**

ESTATE AGENTS



The property accommodation briefly comprises of entrance porch, inner vestibule, dual aspect lounge with inglenook stone fireplace, formal dining room and kitchen to the ground floor. To the lower ground floor is a multi-purpose, vaulted ceiling room which would be an ideal home office, gym, entertainment room or cinema room. To the first floor there are three bedrooms and the house bathroom with the principal bedroom having ensuite shower room.

Externally to the front is an enclosed lawn garden with patio area which enjoys the afternoon and evening sun, to the side is a remote controlled gated driveway providing off street parking for up to two vehicles, and to the rear is a low maintenance flagged patio which enjoys the afternoon and evening sun.

Tenure Freehold.

Council Tax Band C.

EPC Rating D.





## GROUND FLOOR

### ENTRANCE PORCH

7' 0" x 4' 0" (2.13m x 1.22m)

Enter into the property through a double-glazed PVC front door. The entrance porch enjoys a great deal of natural light courtesy of triple-aspect banks of double-glazed windows to the front and side elevations. There is attractive terracotta tiled flooring with matching skirting, two wall light points, a timber panelled ceiling, and a double-glazed door with obscure glazed inserts and leaded detailing proceeding to the inner vestibule.

### INNER VESTIBULE

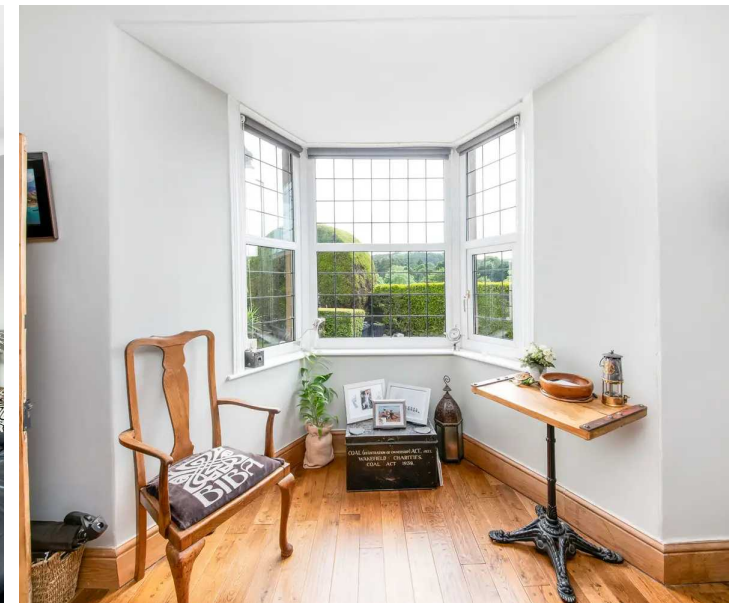
3' 9" x 4' 8" (1.14m x 1.42m)

The inner vestibule features a beautiful, exposed stone staircase with twin timber banisters rising to the first floor and with lovely arched corbel above. There is decorative coving to the ceiling, a central ceiling light point, attractive hardwood flooring, and multi-panel timber doors which provide access to the lounge and formal dining room.

## LOUNGE

19' 8" x 13' 0" (5.99m x 3.96m)

The lounge is a generously proportioned, light and airy reception room which features dual-aspect windows to the front and side elevations. The bay window to the front elevation provides fantastic open-aspect views across Penistone Road and of the woodland backdrop, while the window to the side features a pleasant seat beneath. There is decorative coving to the ceiling, an exposed timber beam with ceiling light point, a continuation of the attractive flooring from the inner vestibule, and a radiator. The focal point of the room is the inglenook stone fireplace with exposed stone chimney breast and living flame effect, cast-iron, stove-effect fire set upon a raised stone hearth.





### FORMAL DINING ROOM

12' 5" x 19' 8" (3.78m x 5.99m)

The formal dining room is another generously proportioned reception room which features a double-glazed bay window with leaded detailing to the front elevation. The window to the front provides a pleasant view across the property's front garden and across the valley. The attractive wood flooring continues through from the inner vestibule, and there are partly exposed timber-clad walls, exposed timber beams to the ceiling, and a beautiful exposed stone wall to the rear of the room. There is also a radiator, a multi-panel timber door enclosing a staircase descending to the lower ground floor, and a fabulous stone doorway proceeds to the kitchen. The focal point of the room is the inglenook stone fireplace, again with exposed stone chimney breast and cast-iron living flame effect stove fire set upon a raised stone hearth.





## KITCHEN

12' 0" x 8' 4" (3.66m x 2.54m)

The kitchen is a light and airy space, brimming with charm and character courtesy of exposed timber beams to the ceiling, Yorkshire stone flagged flooring, and beautiful exposed dressed stone walls. The kitchen features a wide range of fixed frame, fitted wall and base units with shaker-style cupboard fronts and complementary oak work surfaces over, which incorporate a ceramic Belfast sink unit with chrome mixer tap and bevelled drainer. There is space for a five-ring range cooker with canopy-style cooker hood over, plumbing and provisions for an automatic washing machine and a tumble dryer, and integral under-counter fridge and freezer units. The kitchen features a double-glazed window to the rear elevation, a double-glazed skylight window, and a double-glazed external door with obscure glazed inserts and leaded inserts to the rear elevation.





#### **LOWER GROUND FLOOR**

15' 6" x 17' 0" (4.72m x 5.18m)

Taking the stone stairwell from the formal dining room, you reach the lower ground floor, which is a versatile and useful space with beautiful stone vaulted ceiling and original Yorkshire stone flagged flooring. The current vendors utilise the space as a games and entertainment space but it could be utilised as a home office, gym or hobby room. There are various ceiling light points, a radiator, ample plug points, and additional storage available under the stone stairs.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the stone staircase from the inner vestibule, you reach the first floor landing. There are multi-panel timber doors providing access to three bedrooms and the house bathroom, a ceiling light point, a wooden banister with spindle balustrade over the stairwell head, and decorative coving to the ceiling.

### BEDROOM ONE

15' 10" x 13' 0" (4.83m x 3.96m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows with leaded detailing to the front elevation which take full advantage of the open-aspect views across the valley towards Storthes Hall woods. There is a ceiling light point, a radiator, and a bank of fitted wardrobes with hanging rails, shelving, cupboards above and a central dressing table. There is a loft hatch providing access to a useful attic space, a timber and glazed concertina door leading into the en-suite shower room, and the focal point of the room is the beautiful, decorative, cast-iron fireplace with tiled inset and hearth and timber mantel surround.

### BEDROOM ONE EN-SUITE SHOWER ROOM

7' 5" x 3' 7" (2.26m x 1.09m)

The en-suite shower room features a white, three-piece suite comprising of a quadrant-style shower cubicle with thermostatic shower, a low-level w.c., and a corner wash hand basin with chrome mixer tap. There is tiling to the splash areas, a ceiling light point, an extractor fan, a chrome ladder-style radiator, and a double-glazed window with leaded detailing to the side elevation which provides fabulous open-aspect views across the valley.





### **BEDROOM TWO**

9' 8" x 9' 5" (2.95m x 2.87m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows with leaded detailing to the front elevation, a ceiling light point, a radiator, and a bank of floor-to-ceiling fitted wardrobes with hanging rails, shelving and cupboards above. The focal point of the room is the beautiful, decorative, cast-iron open fireplace.

### **BEDROOM THREE**

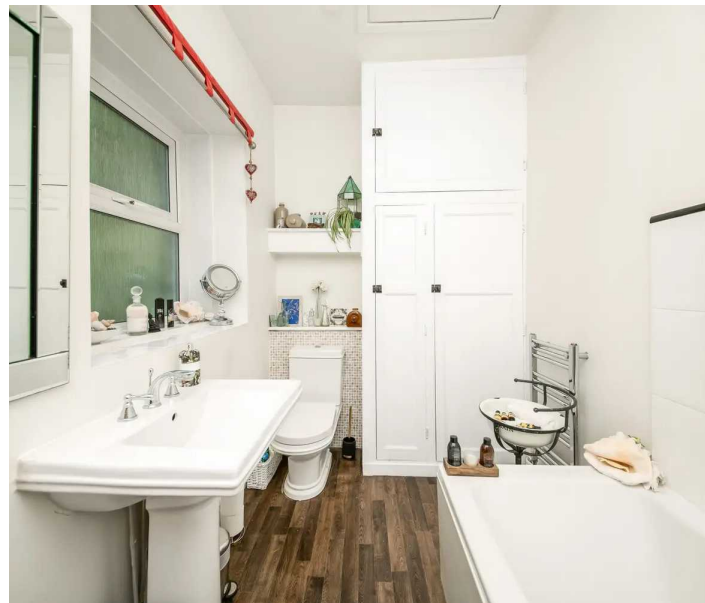
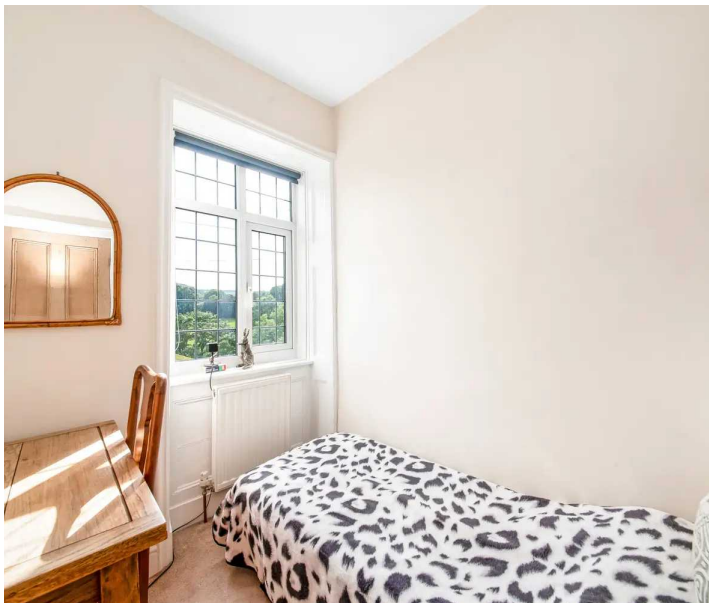
6' 9" x 6' 4" (2.06m x 1.93m)

Bedroom three is a light and airy single bedroom with space for freestanding furniture and a useful area for additional storage over the bulkhead for the stairs. There is a ceiling light point, a radiator, and a bank of double-glazed windows with leaded detailing to the front elevation.

### **HOUSE BATHROOM**

10' 0" x 5' 10" (3.05m x 1.78m)

The house bathroom features a white, three-piece suite comprising of a panel bath with thermostatic shower over and glazed shower guard, a broad-winged pedestal wash hand basin, and a low-level w.c. with push-button flush. There is tiling to the splash areas, a ceiling light point, two chrome ladder-style radiators, a cupboard which houses the wall-mounted combination boiler and provides additional storage, and a double-glazed window with obscure glass and tiled sill to the rear elevation.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a lawn garden with well-stocked flower and shrub beds. There is a gate which leads from Penistone Road directly into the gardens, and a beautiful stone flagged pathway leads to the front door. To the side of the property is a gravelled driveway with electric gate, providing off-street parking for two vehicles, plus a further hardstanding down the side of the property with space for a shed and seating area. There is an additional stone flagged seating area directly to the front of the property. The gardens enjoy the afternoon and evening sun, and there are pleasant open-aspect views across Penistone Road and towards Storthes Hall woods.

### REAR GARDEN

Externally to the rear, the property features a low-maintenance and enclosed garden, including attractive dry-stone wall boundaries and a Yorkshire stone flagged patio area which is an ideal space for alfresco dining and barbecuing. There are cast-iron railings, an external light, and stone steps which proceed to the door leading into the kitchen. Please note that there is a pedestrian right of access for maintenance and upkeep of the neighbouring cottages.

### DRIVEWAY

2 Parking Spaces





**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)

**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 – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

[kirkburton@simonblyth.co.uk](mailto:kirkburton@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 731 730	01977 800259	0113 4689331	01422 417000