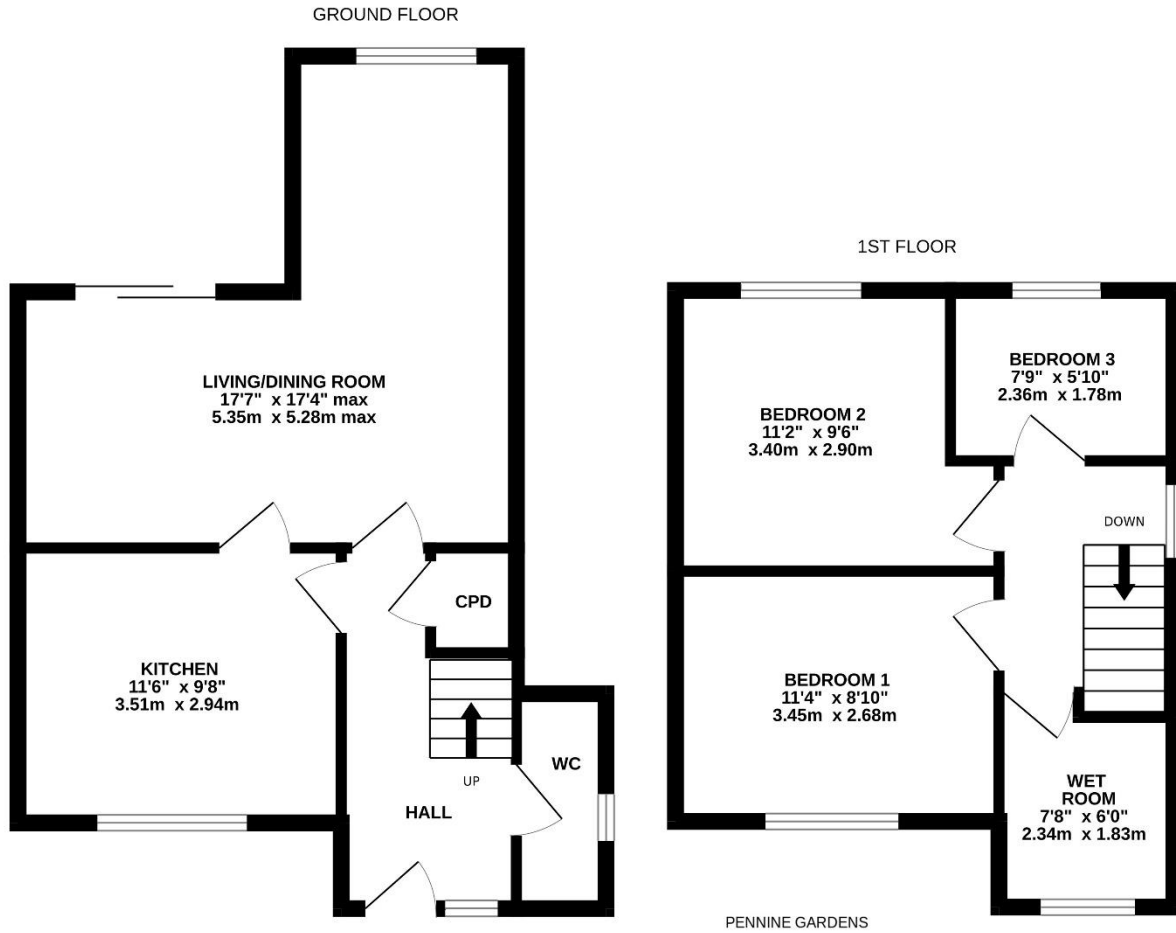


Simon Blyth
ESTATE AGENTS



PENNINE GARDENS, LINTHWAITE, HD7 5TN



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PROPERTY DESCRIPTION

A SUPERBLY APPOINTED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME SITUATED IN THE POPULAR AREA OF LINTHWAITE. BOASTING OPEN ASPECT VIEWS TO THE REAR, HIGH SPECIFICATION INTERIOR AND WITH THE BENEFIT OF DRIVEWAY LEADING TO A TANDEM GARAGE. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IS IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, downstairs WC, open plan living/dining room and kitchen to the ground floor. To the first floor there are three bedrooms and well-equipped wet room to the first floor. Externally to the front is a lawn garden, to the rear is an enclosed, low maintenance garden with lawn and patio for sitting out with steps leading to the driveway and tandem garage.

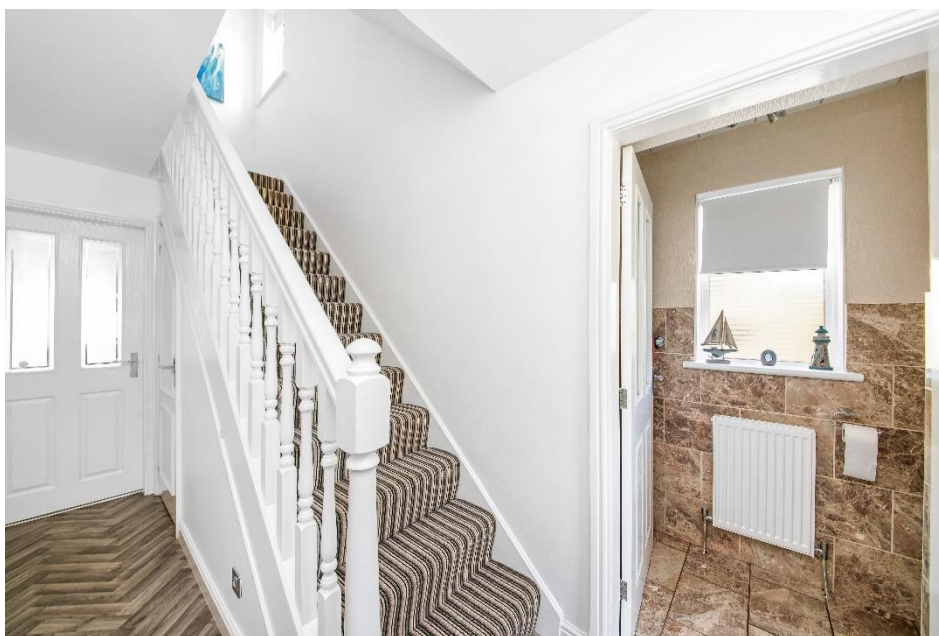
Offers Around £280,000

PORTICO

Accessed from Pennine Gardens via a stone pathway, you reach the portico with a timber-clad ceiling and recessed light and with paved pathway in front of the front door.

ENTRANCE HALL

Enter the property through a double glazed, PVC front door with obscure-glazed inserts into the entrance hall. There is an adjoining double-glazed bank of windows with obscure glass to the front elevation. The entrance hall is light and airy and features a staircase rising to the first floor with wooden banister and spindle balustrading. There is a useful, understairs cupboard, high quality flooring, a ceiling light point and radiator and there are multi-panelled timber and glazed doors providing access to the downstairs w.c., kitchen and open plan living dining room.



DOWNSTAIRS W.C.

Measurements – 2'5" x 7'7"

The downstairs w.c. features a white, modern, two-piece suite which comprises of a low-level w.c. with push-button flush and a broad pedestal wash handbasin with chrome mixer tap. There is attractive, tiled flooring and tiling to the half level on the walls, a double-glazed window with obscure glass to the side elevation and a panelled ceiling with ceiling light point. Additionally, there is an extractor fan and a radiator.



OPEN PLAN LIVING / DINING ROOM

Measurements – 17'7" x 17'4" max

As the photography suggests, the living/dining room is a generous proportioned, light and airy reception room which features a double glazed, arched window to the rear elevation, taking full advantage of the elevated position of the property with pleasant views over rooftops across the valley. There are double-glazed, sliding, patio doors to the rear elevation which provide direct access to the gardens, which also take full advantage of the pleasant views. The open plan, living/dining room features decorative coving to the ceilings, four wall light points, two radiators and the focal point of the room is the living flame effect fireplace with attractive, marble inset hearth and surround. There is a multi-panelled, timber and glazed door with part obscure glazed insets leading to the kitchen.





KITCHEN

Measurements – 9'8" x 11'6"

The kitchen features a wide range of high quality fitted wall and base units with high gloss handleless cupboard fronts and with complimentary Quartz work surfaces over which incorporate a single bowl composite sink unit with mixer tap above and etched drainer unit. The kitchen is well equipped with high-quality built-in Bosch appliances which include a waist level fan assisted oven, integrated shoulder level microwave combination oven, a four-ring ceramic induction hob with canopy style cooker hood over, integral fridge and freezer, integrated washing machine and a built-in dishwasher. The kitchen features an attractive matching Quartz upstanding to the worksurfaces, soft closing doors and drawers and features a bank of double-glazed mullioned windows to the front elevation with Quartz sill. There is under unit lighting, high gloss brick effect tiling to the splash areas, inset spotlighting to the ceiling and a vertical column anthracite radiator.



FIRST FLOOR LANDING

Taking the staircase from the entrance hall you reach the first-floor landing which features multipaneled doors providing access to three bedrooms and the house wet room. There is a double-glazed window to the side elevation again offering pleasant open aspect views. Additionally, there is a wooden banister with spindle balustrade over stairwell head and a ceiling light point.

BEDROOM ONE

Measurements – 11'4" x 8'10"

Bedroom one is a generously 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, a radiator and ceiling light point.



BEDROOM TWO

Measurements – 11'2" into door recess x 9'6"

Bedroom two, again, is a light and airy, double bedroom with fitted wardrobes. There is a bank of double-glazed windows to the rear elevation which take full advantage of far-reaching views into the distance. There is a central ceiling light point and radiator.



BEDROOM THREE

Measurements – 7'9" X 5'10"

Bedroom three is a generously proportioned single bedroom which could be utilised as a home office or nursery. There is a bank of double-glazed mullioned windows to the rear elevation which has fantastic far-reaching views across the valley and there is a ceiling light point, a radiator and a loft hatch providing access to a useful attic space.



HOUSE WET ROOM

Measurements – 7'8" x 6'0"

The wet room features a high-quality three-piece suite which comprises wet room style shower with fixed glazed shower guard and thermostatic rainfall shower head, a low level w.c. with push button flush and a broad wash hand basin with chrome mono bloc mixer tap. There is tiled flooring and attractive tiling to the walls, a double-glazed arched window to the front elevation with obscure glass and mosaic tiled surround, a ladder style radiator, extractor fan and inset spotlighting to the ceiling. Additionally, there is a useful toiletry cupboard built into the bulkhead of the stairs which is recessed behind the vanity mirror.



DRIVEWAY AND GARAGE

Measurements - 22'3" x 10'0"

The driveway is situated at the rear of the property and provides parking for one vehicle and leads to the garage. The garage features a remote-controlled roller shutter door. There is lighting and power in situ, cold and hot water feeds and it also houses the property's wall mounted combination boiler.



REAR EXTERNAL

To the rear the property features a lawned garden which enjoys a south westly aspect and the afternoon and evening sun. There are flagged pathways with well stocked flower and shrub beds and the gardens do enjoy pleasant open aspect views across the valley. There are fenced boundaries that lead from the sliding patio doors and the open plan living dining room down to the driveway to the rear.



FRONT EXTERNAL

Externally to the front the property benefits from two lawned areas with easy to maintain flower and shrub beds with a flagged pathway leading to the front door. The pathway then leads down the side of the property for maintenance and upkeep.





ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – C

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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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.

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 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



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259