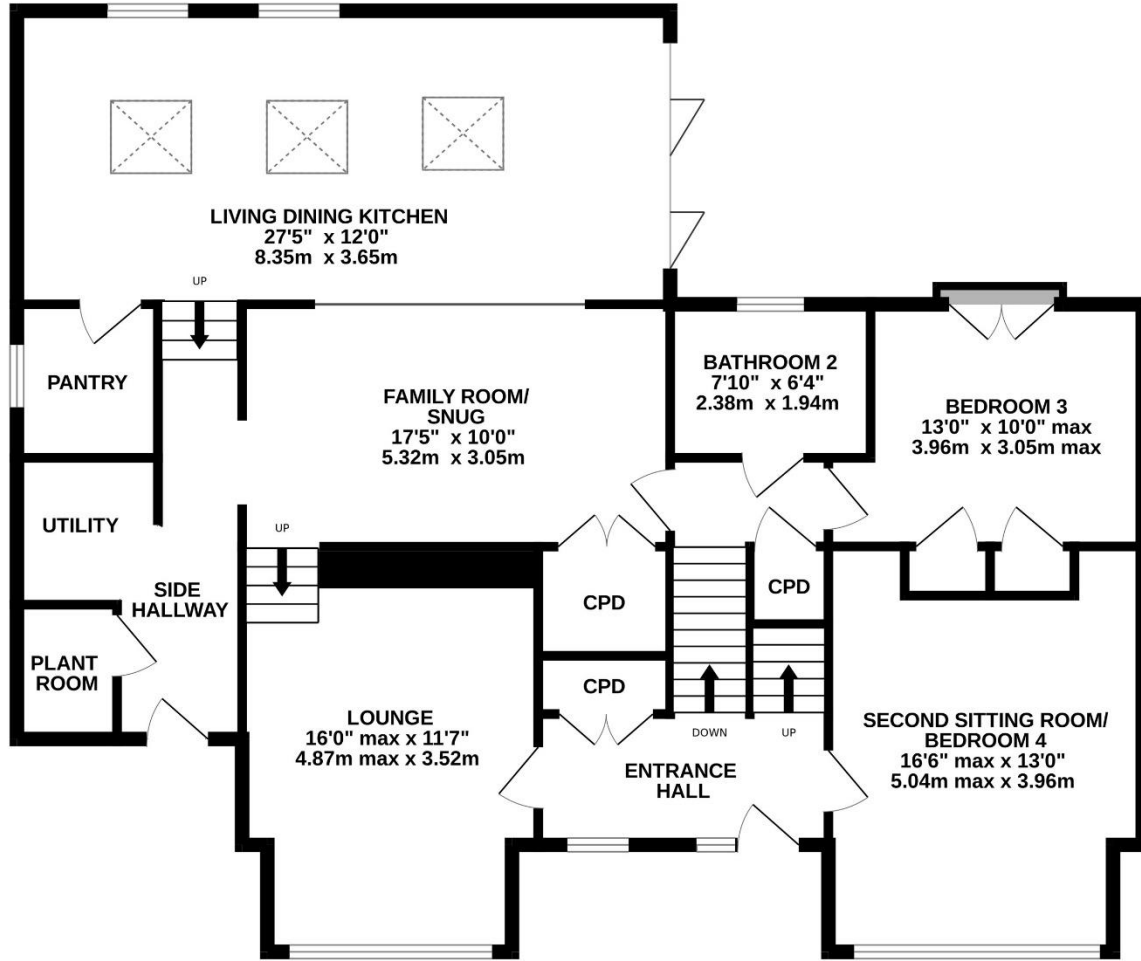


Simon Blyth
ESTATE AGENTS

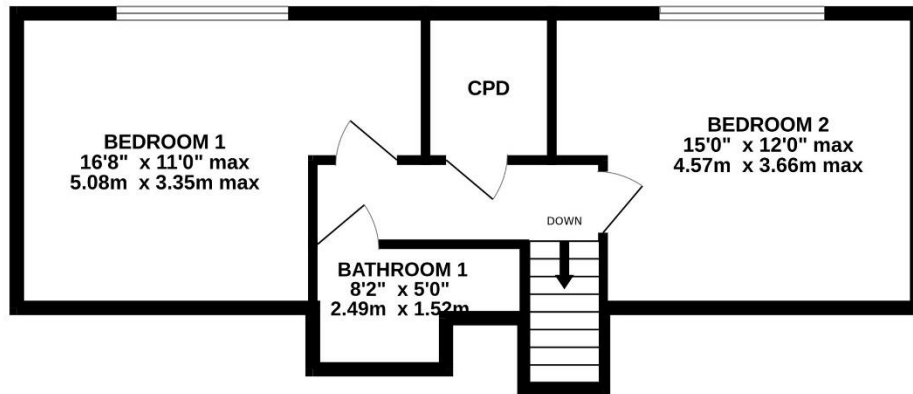


NEW TWENTY, LEYFIELD BANK, HOLMFIRTH, HD9 1XU

GROUND FLOOR



1ST FLOOR



LEYFIELD BANK

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

A FULLY RESTORED AND PARTICULARLY STYLISH, LARGE, DETACHED, FOUR BEDROOMED HOME WITH AN ARRAY OF ROOMS THAT ARE SUPERBLY PRESENTED AND GIVE A HUGE AMOUNT OF FLEXIBILITY. TO A VERY HIGH STANDARD OF SPECIFICATION THROUGHOUT, INCLUDING SUPERB FITTINGS, AIRSOURCE PUMP AND HIGH LEVELS OF INSULATION, THIS HOME HAS BIFOLD DOORS OUT TO THE REAR GARDENS OUT FROM THE LARGE DINING/LIVING KITCHEN, HAS FOUR BEDROOMS, TWO BATHROOMS, A DELIGHTFUL SNUG/FAMILY ROOM AND LOUNGE. IN A DELIGHTFUL LOCATION AND CLOSE TO THE VILLAGE CENTRE, AND IN ITSELF JUST A WALK AWAY FROM THE LOCAL JUNIOR AND HIGH SCHOOLS, NEW MILL AND HOLMFIRTH JUST A LITTLE FURTHER BEYOND, THE PROPERTY SITS IN A GOOD-SIZED PLOT AND HAS A LARGE BRICK-SET DRIVEWAY TO THE FRONT AND ENCLOSED GARDENS AND PATIO TO THE REAR.

Briefly the accommodation comprises spectacular entrance hall, lower hallway, lounge with high ceiling and feature window, snug/family room, large dining/living kitchen with broad bifold doors, pantry, utility, side hall/boot room, second sitting room/bedroom four, three further double bedrooms, two bathrooms and a lovely location with particularly lovely, long-distance views to the rear.

Offers Around £635,000

GROUND FLOOR

ENTRANCE HALL

A new, high quality, stylish door with inset obscure glazing and matching glazed side panel gives access through to the impressive entrance hallway. This is a particularly high ceiling with chandelier point, inset spot lighting, Velux windows and fabulous flooring. A staircase leads up to the first-floor level and down to the lower ground floor level. There is also a good-sized cloak/ storage cupboard. A doorway leads through to the lounge.



LOUNGE

Measurements – 16'00" max x 11'7"

Once again, a particularly stylish room with a very high ceiling height. There is both chandelier point and inset spot lighting, stylish window giving a pleasant outlook and a great deal of natural light to the front. The room also has a fireplace, with stone hearth and stone mantle. This is a feature fireplace. Steps lead down from the lounge to the snug/family room.





SNUG/FAMILY ROOM

Measurements – 17'5" x 10'0"

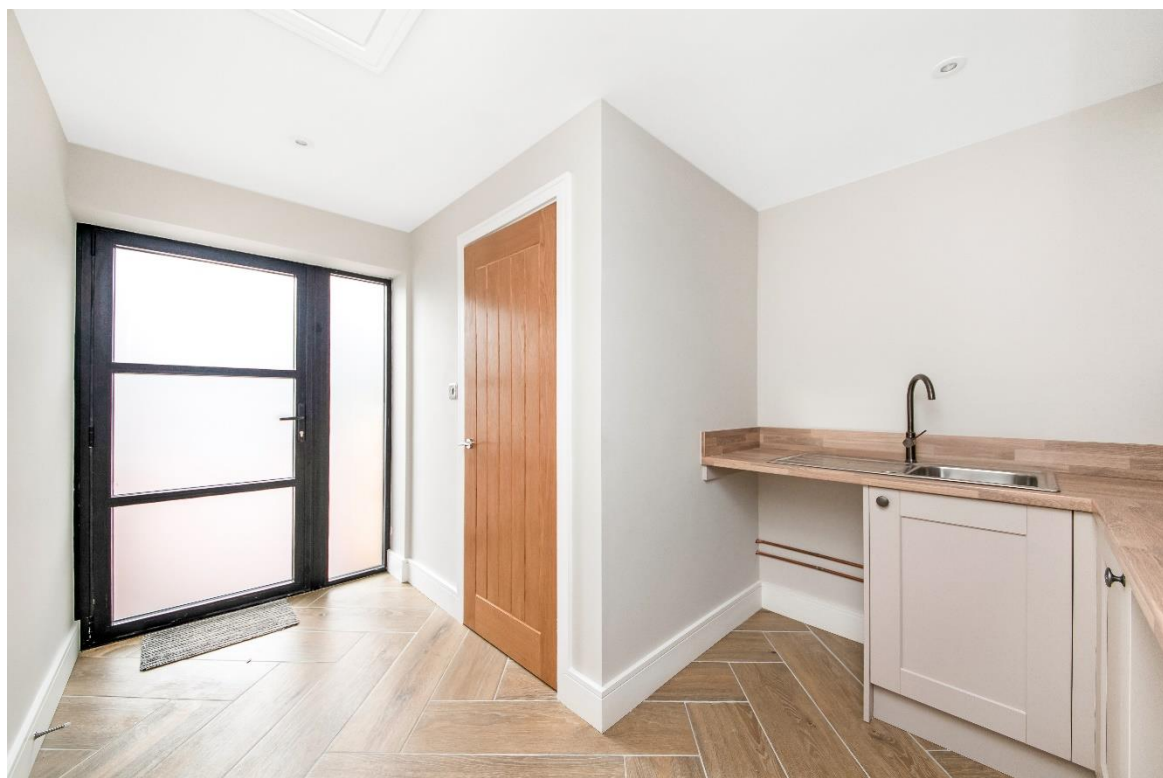
This has an open element through to the dining/living kitchen with balustrading and particularly attractive, ceramic tiled flooring. It should be noted that the whole house has underfloor heating. There is provision for a wall-mounted TV, a very large storage cupboard with CCTV camera controls. The room has inset spot lighting and a doorway through to the inner hallway, details of which are to follow and an opening through to the secondary hallway with utility area.





SIDE HALLWAY

This secondary hallway, as the photographs demonstrate has a broad glazed door with matching glazed screen to the side. The hallway has a continuation of the fabulous timber-effect ceramic tiling. There is a large cupboard, being home for the property's hot water tank.



UTILITY AREA

The utility area has provision and plumbing for an automatic washing machine, space for a dryer, stainless steel sink unit with mixer tap above, a good number of working surfaces and storage cupboards and once again, there is spot lighting. Steps from the hallway lead down to the dining /living kitchen.



DINING LIVING KITCHEN

Measurements – 27'5" x 12'0"

A magnificent room with three lanterns to the ceiling, broad, stylish and bifold doors to the side and two windows giving views out over the rear gardens and beyond and in the distance, spectacular views over towards Thurstonland Bank/New Mill. The room has a continuation of the ceramic-tiled flooring, a wealth of units within the kitchen area with beautiful working surfaces, a Bosch induction hob with central extractor fan, integrated dishwasher, stainless steel, one and a half bowl sink with mixer tap over, integrated oven with warming draw with oven/combination microwave and there is also an integrated fridge/freezer. There is display shelving. The kitchen incorporates a breakfast bar, and has, as does the whole room, inset spot lighting to the ceiling. The room also has provision for wall-mounted TV and there is under-unit lighting in the kitchen area. A doorway leads through to the pantry.







PANTRY

Once again, with the continuation of the attractive flooring, double glazed window and is superbly appointed with cupboards and display shelving. There is inset spot lighting to the ceiling.



STAIRCASE

From the entrance hall, a staircase rises to the first-floor landing. This has a large cupboard, inset spot lighting the ceiling and a doorway gives access to bedroom one.

BEDROOM ONE

Measurements – 16'8'' x 11'0'' max

Bedroom one is a good-sized double room with a spectacular, long-distance view over towards Farnley Tyas, Thurstonland Bank, New Mill and the hills above Shepley in the distance. There is inset spot lighting to the ceiling. Nearby, off the first-floor landing is bathroom one.



BATHROOM ONE

Measurements – 8'2'' x 5'0''

A beautiful shower room, which as the photographs suggest, is to a high specification, ceramic tiled flooring, concealed cistern WC, stylish wash handbasin with mixer tap above, in-built storage cupboards, fabulous surface mirror, high quality chrome fittings to the shower and heated towel rail, inset spot lighting and extractor fan.



BEDROOM TWO

Measurements – 15'0'' x 12'0'' max

Once again, a large, double room with a similar, long-distance view and inset spot lighting to the ceiling.



BEDROOM THREE

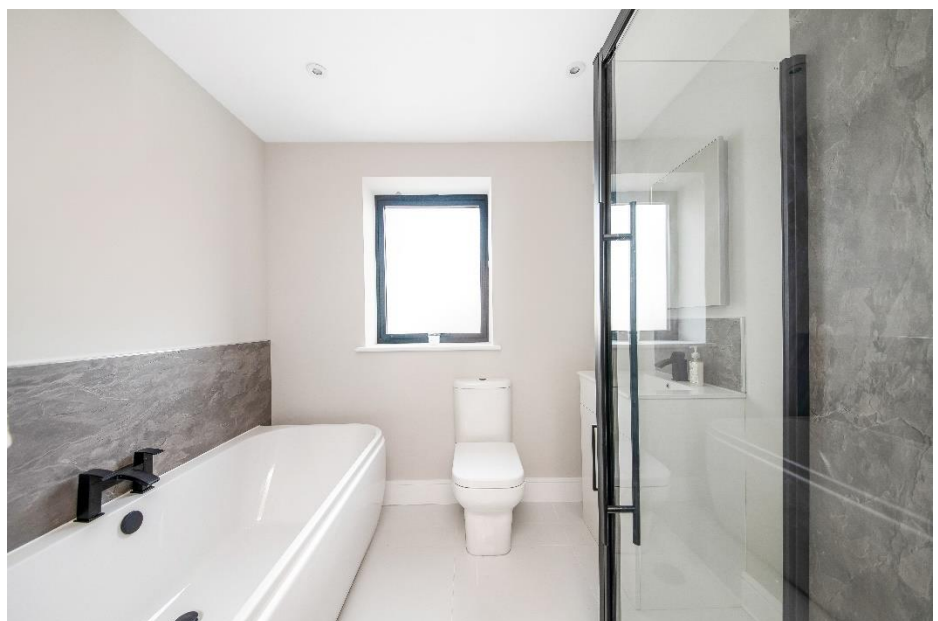
Measurements – 13'0'' x 10'0'' max

Bedroom three is a good-sized double room once again with inbuilt wardrobes and twin, glazed doors with wrought iron, Juliet balcony overlooking the property's patio and rear gardens.

BATHROOM TWO

Measurements – 7'10'' x 6'4''

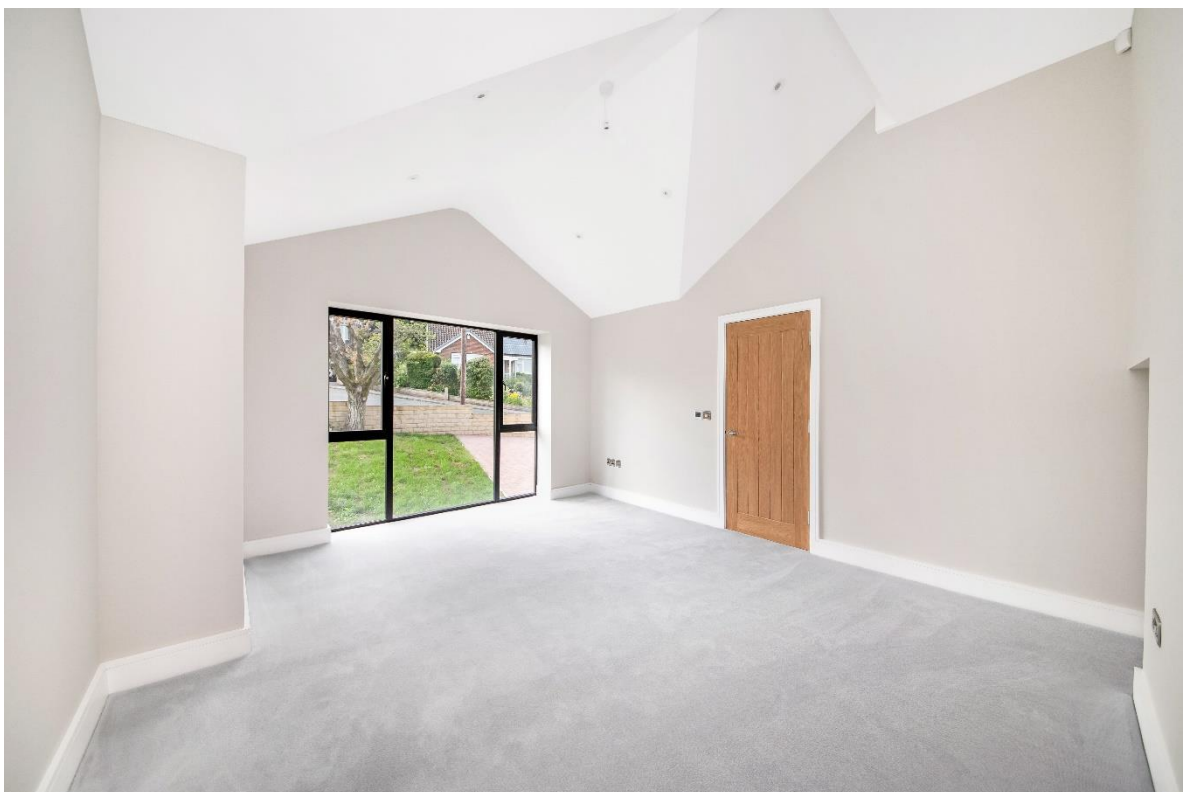
Bathroom two is located nearby. It is beautifully fitted out with a vanity unit with cupboards underneath with stylish wash handbasin with mixer tap above, low level WC, stylish, double-ended bath with centrally located taps, heated towel rail and shower cubicle, all with delightful fittings and a good sized, obscure glazed window with extractor fan and inset spot lighting to the ceiling.



BEDROOM FOUR/SECOND SITTING ROOM

Measurements – 16'6" max x 13'0"

Off the main entrance hall, a doorway gives access to bedroom four. We have described this as bedroom four, due to the fact that, if a further living room were required, this would perhaps be that room. It could also be the main bedroom. It is a very delightful room, with very high ceiling-height, chandelier point, inset spot lighting and large window giving a very pleasant view out over the property's gardens.



OUTSIDE

The property occupies a delightful corner position. There is stone walling with stone gate posts and the broad entrance gives access to the brick-set driveway. This provides a good amount of parking space for three/four vehicles. There is a good-sized lawn to the side and a stone-flagged pathway runs along the front and down the side of the home, giving external access to the good-sized rear gardens.

The good-sized rear gardens are on three levels. The upper level has a fabulous, flagged patio/terrace. This being elevated, it overlooks the rear gardens, neighbouring properties with stunning, long-distance views beyond. There is wrought-iron balustrading and external lighting. The garden areas beyond are laid to lawn and provide a good amount of family space, they are enclosed by well-established fencing, and all is a delightful sun-trap.





ADDITIONAL INFORMATION

It should be noted that the property has a lovely, village location, being just a short walk away from local facilities, including local shop, schools and is also just a short walk away from the well-renowned high school. With Holmfirth and New Mill just a short distance away, the home is located on the edge of countryside with wonderful walks in most directions. It should be noted that the property has been extensively renovated and extended to a very high standard, particularly in terms of design, fit and specification and viewing is highly recommended. Being very versatile in its room-layout, the home with suit a variety of family and individual needs.

The property has Air source heating, an efficient method of underfloor heating, both on the ground and first floor levels. The home is fitted with high-specification windows and doors including bifold doors. There is also external lighting and a CCTV system. The property has also been fully decorated and finished, carpeted and with superb floor coverings.

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees

Council tax band – D

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)

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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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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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