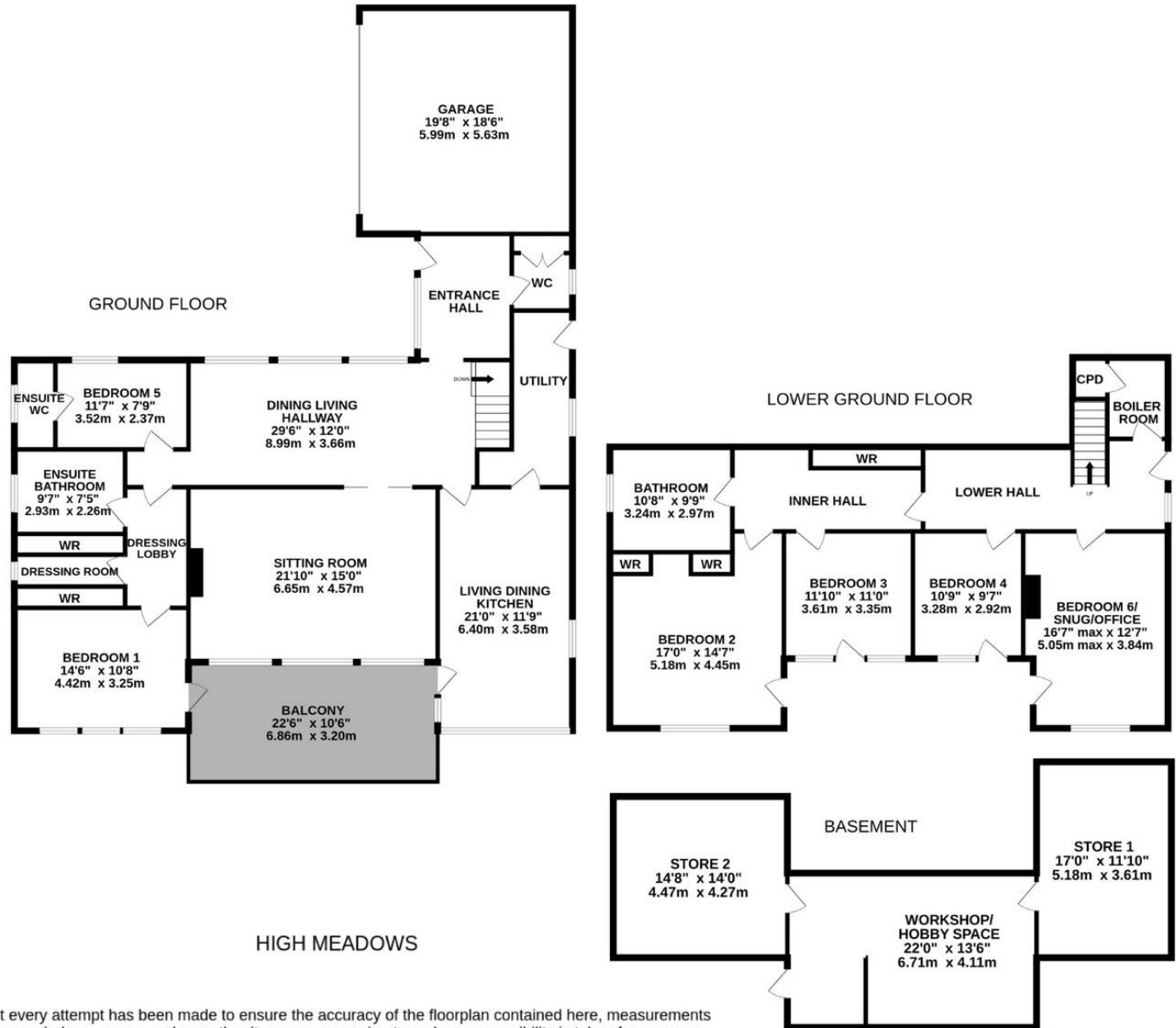




The Fold, High Meadows, Low Road

Thornhill Edge, WF12

Offers in Region of **£690,000**



HIGH MEADOWS

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.



The Fold, High Meadows, Low Road

IN A TRULY REMARKABLE POSITION ENJOYING STUNNING SOUTHERLY VIEWS OUT OVER THE VALLEY. THIS ARCHITECT DESIGNED AND BUILT HOME IS TO AN EXCEPTIONALLY HIGH STANDARD WITH GREAT THOUGHT GIVEN TO THE PRINCIPAL ROOMS ENJOYING THE FABULOUS POSITION WITH A FIVE/SIX BEDROOM LAYOUT, THE HOME HAS A FABULOUS DINING LIVING HALLWAY WHICH SETS THE SCENE IN TERMS OF SIZE AND STYLE. A DELIGHTFUL SITTING ROOM WITH BEAUTIFUL FIREPLACE AND BROAD BANK OF GLAZING GIVING ACCESS AND VIEWS OUT OVER THE BALCONY AND THE LOVELY RURAL VIEWS BEYOND. A HOME WHICH MUST BE VIEWED TO BE FULLY APPRECIATED WITH DELIGHTFUL MATURE GARDENS, SUPERB BALCONY AND TERRACE PROVIDING LOW MAINTENANCE GARDENS (THERE IS NO LAWN) THIS HOME IS IDEAL FOR THOSE WHO REQUIRE A DELIGHTFUL LARGE FAMILY HOME IN AN IMPRESSIVE LOCATION WITH GROUNDS THAT PROVIDES STUNNING VIEWS WITH RELATIVELY LOW MAINTENANCE.

Tenure: Freehold

EPC Rating: D





ENTRANCE

A broad portico gives shelter to the high quality timber entrance door. This with iron furniture has a full glazed wall and gives access through to the entrance hallway. This with beautiful stone flagged floors, has a very high ceiling height with beautiful timbers on display and spotlighting. A doorway from here leads through to the downstairs W.C.

DOWNSTAIRS W.C

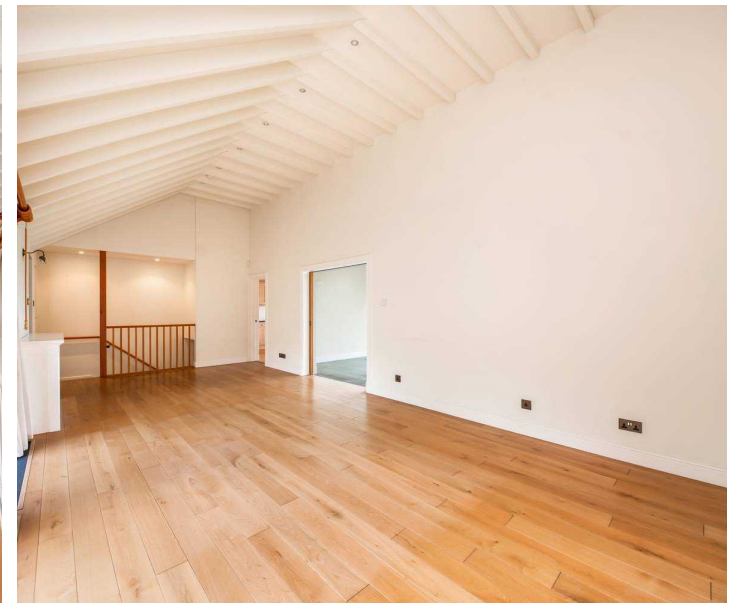
This has an obscured glazed window, chrome heated towel rail/central heating radiator, concealed cistern W.C, stylish wash hand basin, and cloaks storage cupboard. A doorway from the entrance hallway leads through to the dining living hallway.



DINING LIVING HALLWAY

29' 6" x 12' 0" (8.99m x 3.66m)

This fabulous space has a particularly high ceiling height with many stylish features, inset spotlighting, a full wall of glazing giving a lovely outlook to the stone flagged terrace and driveway side. The room has beautiful flooring, concealed central heating radiators and has a distinctive stylish feel, double sliding hideaway doors give access through to the sitting room.





SITTING ROOM

21' 10" x 15' 0" (6.65m x 4.57m)

This is perhaps best demonstrated by a combination of the floor layout plan and photographs. It has a beautiful view courtesy of a broad bank double glazed windows; this view is an exceptionally delightful rural view in a Southerly direction with Emley Moor mast in the distance. There is a fabulous balcony which the glazed doors gives direct access out to. This room is of generous proportions and has a high ceiling height with coving, two chandelier points, beautiful minister style stone fireplace with raised hearth and all being home for a gas coal burning effect fire and four wall light points. A doorway from the living dining hallway leads through to the living dining kitchen.



LIVING DINING KITCHEN

21' 0" x 11' 9" (6.40m x 3.58m)

Once again, with a staggering view across the valley. This room also has a further window to the side and a glazed door giving access out to the balcony as previously described. The dining living kitchen once again, has beautiful, polished timber flooring and a wealth of units at both the high and low level providing a large amount of working space all with decorative tiled splashback. There is wine racking, one and a half bowl stainless steel sink and drainer unit, integrated Bosch double oven, five ring gas hob with broad extractor fan above and there is also a dresser style unit with display cabinets. There is inset spotlighting, and the beautiful flooring continues through to the utility room.





UTILITY ROOM

This particularly long utility room has a good sized storage area to one side, a delightful run of units at both the high and low level, stainless steel sink unit, integrated dishwasher, plumbing for an automatic dishwasher and plumbing for a washing machine and space for a dryer. There is a stable style door giving access out to the side, a further storage cupboard, and there is also a window to the side.

LOWER GROUND FLOOR

At the lower ground floor level there is a home office/bedroom six, details of which are to follow.

BEDROOM ONE

14' 6" x 10' 8" (4.42m x 3.25m)

On the first floor level is bedroom one. A beautiful principal suite which comprises of a dressing lobby with high quality integrated in built furniture including drawers, dressing table with mirrored backcloth, walk in dressing room with obscured glazed window, spotlighting, cupboards and drawers with display plinths to either side.

BEDROOM ONE EN-SUITE

9' 7" x 7' 5" (2.93m x 2.26m)

The large en-suite is fitted with a five piece suite comprising of beautiful, enclosed bath, separate shower, concealed cistern W.C, bidet, and wash hand basin all of high quality manufacture. The bathroom has appropriate decorative tiling, shaver socket, heated towel rail in chrome, inset spotlighting and extractor fan.

Bedroom to the principal suite enjoys a stunning view and the low level window provides a lovely view for when in bed with a delightful window seat. Timber and glazed door out to the balcony, chandelier point and two wall light points. The balcony mentioned from three principal rooms, this balcony is of a particularly good size and has timber and glazed balustrading and a stunning view up, across and down the valley. Also on this floor is bedroom five.





BEDROOM FIVE

11' 7" x 7' 9" (3.52m x 2.37m)

A lovely welcoming room with twin windows to the driveway side and served by an en-suite W.C.

BEDROOM FIVE EN-SUITE

With low level W.C, wash hand basin, a vanity unit, chrome heated towel rail.

LOWER ENTRANCE HALL

A staircase leads down to the lower entrance hall. This entrance hall is of a good size and has a side entrance door with glazed panel to one side, there is also a boiler room and store. A doorway from here leads through to an inner hallway which has robes to one side and leads through to bedroom two.



BEDROOM TWO

17' 0" x 14' 7" (5.18m x 4.45m)

A large double bedroom with a stunning view, a glazed door out to a paved patio beneath the balcony once again with balustrading and enjoying stunning views. There are two wall light points, central ceiling light points, spotlighting and a bank of in built robes with centrally located dressing table.



BEDROOM THREE

11' 10" x 11' 0" (3.61m x 3.35m)

Once again, a double room with a stunning view and glazed door out to the patio.





BEDROOM FOUR

10' 9" x 7' 6" (3.28m x 2.29m)

Yet again, a delightful bedroom with a glazed door giving access out to the patio with stunning views beyond, and inset spotlighting to the ceiling.

BEDROOM SIX/STUDY/HOME OFFICE

16' 7" x 12' 7" (5.05m x 3.84m)

A flexible room with windows to the front giving a lovely view, glazed door out to the patio, and a chimney breast with gas coal burning effect fire. There is inset spotlighting, chandelier point and two wall light points.



HOUSE BATHROOM

10' 8" x 9' 9" (3.24m x 2.97m)

The house bathroom is of a good size and is fitted with a six piece suite including twin wash hand basins, low level W.C, bidet, bath and double sized shower. There is inset spotlighting to the ceiling, extractor fan, in built cupboards and obscured glazed windows.



BASEMENT LEVEL

Please note, further accommodation is available at a further lower ground floor level, see floor layout plan.

This basement level is externally accessed and currently has two storerooms and a central hobby room/workshop. These rooms also give easy access to the undercroft providing access to the majority of the space beneath the home.

DOUBLE GARAGE

19' 8" x 18' 6" (5.99m x 5.63m)

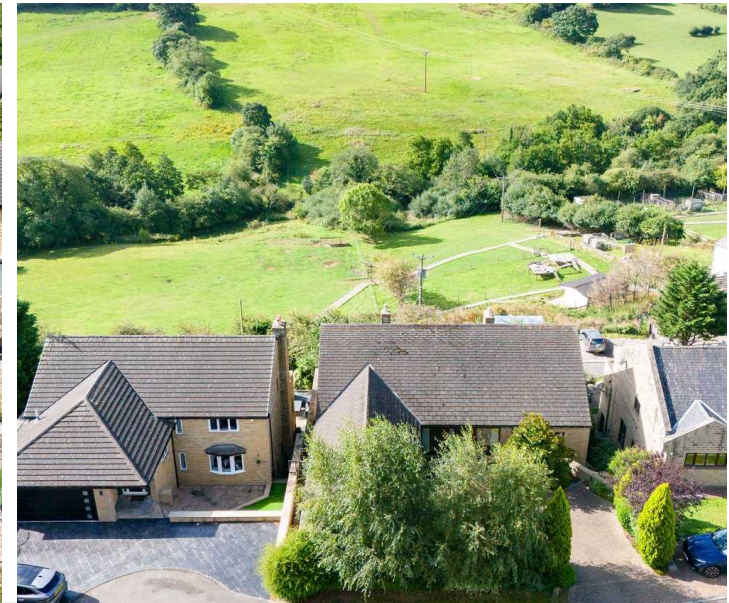
With personal door from the entrance hall and broad automatically operated up and over door, the double garage is of a good size. It has painted walls, plastered ceilings, all is presented to a high standard and has a central heating radiator.

OUTSIDE

The property occupies a delightful, pleasant location and is in an area of similar high calibre homes. A broad entrance gives access to the brick set driveway which provides a good amount of parking and turning space and access to the attached double garage. There is mature planting to the front and beautiful stone flagged patio/sitting out area. Steps lead down the side of the home to the lower garden; this has been particularly well planted and has mature shrubbery and trees, attractive pathways at a high level there is the patio area as previously described and having a stunning view out over the valley. This enclosed patio has attractive balustrading spotlighting beneath the balcony area above and is a particularly private and beautiful suntrap. The balcony above as previously described once again is a beautiful garden area and enjoys the stunning view, the pathway returns around the property and access around the entire home can be easily achieved.

ADDITIONAL INFORMATION

Please note the property was designed and built by the current owners to an exceptionally high standard, involved in the architecture business. A great deal of style and thought was given to its layout for their needs and also for future needs. The property was built to exacting standards and the beautiful use of very high quality stone would become apparent when viewed.



ADDITIONAL INFORMATION

The home has external lighting, an alarm system, gas fired central heating, double glazing. Carpets, curtains and certain other extras may be available by separate negotiation.

EPC rating – Awaiting rating

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)

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 TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 28/08/2024.



Simon Blyth Estate Agents

01924 361631

Wakefield@simonblyth.co.uk

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