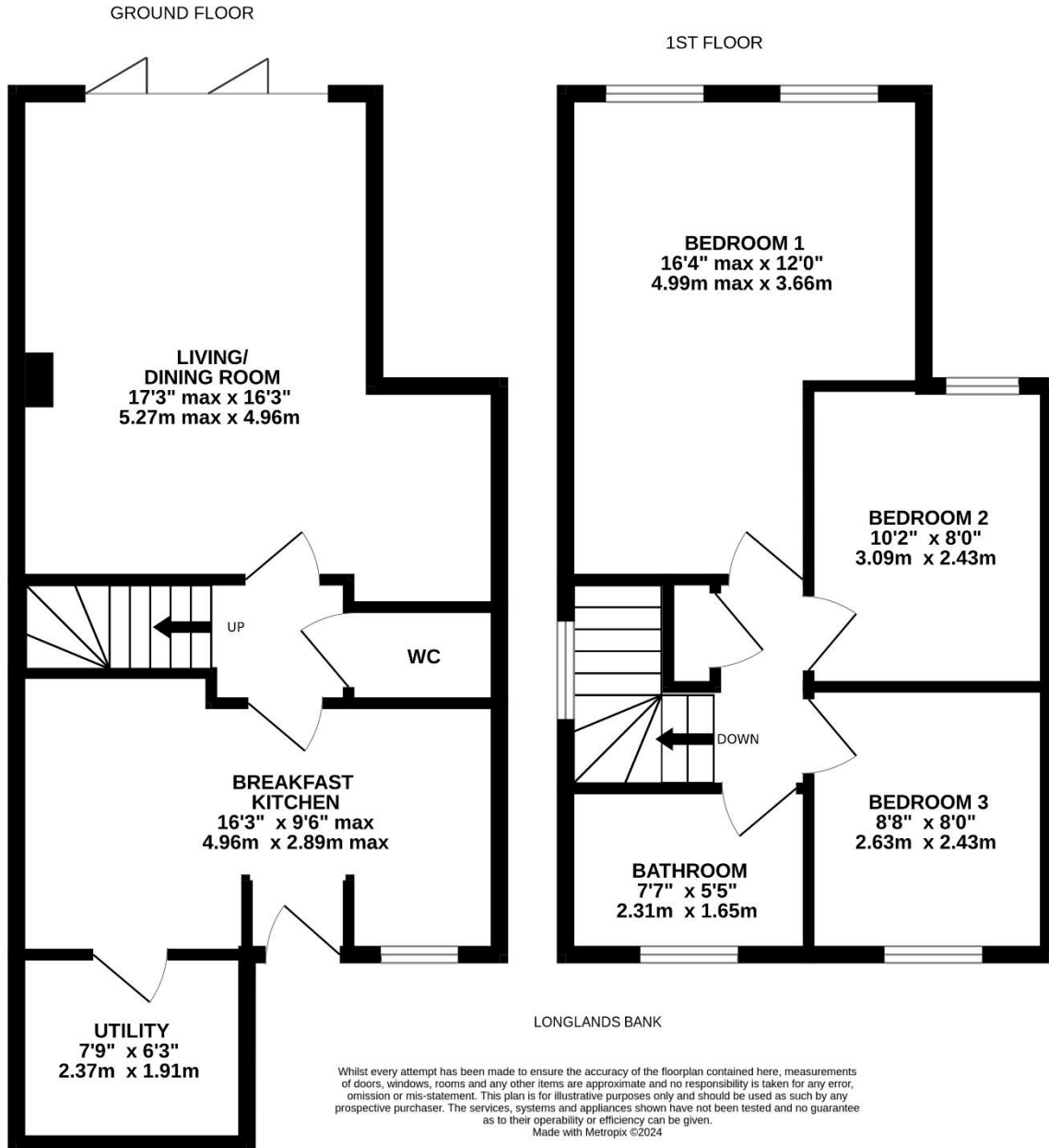


Simon Blyth

ESTATE AGENTS



LONGLANDS BANK, THONGSBRIDGE, HD9 7HR



PROPERTY DESCRIPTION

A SUPERBLY APPOINTED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME, SITUATED ON THE FRINGES OF A POPULAR CUL-DE-SAC DEVELOPMENT IN THONGSBRIDGE. BOASTING PANORAMIC VIEWS ACROSS THE VALLEY TO THE FRONT AND PLEASANT TREELINED OUTLOOK TO THE REAR. LOCATED IN THE POPULAR AREA OF THONGSBIRDGE, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. The property accommodation briefly comprises of breakfast kitchen room, utility room, downstairs w.c. and open plan living/dining room with bi-fold doors leading to the rear garden. To the first floor there are three bedrooms and the house bathroom, the principal room benefiting from wardrobe/dressing area. Externally there is a driveway to the front and an enclosed low maintenance garden with flagged patio to the rear.

Please note the vendors have extended the kitchen and utility room into the garage, therefore the garage door is not in use. Please see floorplan

Offers Around £280,000

KITCHEN

Measurements – 16'3 x 9'3" max

Enter the property through a double-glazed PVC front door with obscure glazed inserts into the kitchen. The kitchen features high quality flooring, inset spotlighting to the ceiling and a plinth heater. The kitchen features a wide range of fitted wall and base units with high gloss handle less, cupboard fronts and with complementary work surfaces over which incorporates a single bowl composite sink and drain unit with mixer tap. The kitchen is well equipped with high-quality built-in appliances which include a four-ring induction, AEG hob with canopy style cooker hood over and a built in Bosch double oven. There is an integrated fridge and freezer unit, integrated dishwasher and a cupboard also houses the wall mounted combination boiler. There are soft closing doors and drawers. LED under unit strip lighting, a ceramic splash back and a double-glazed bank of windows to the front elevation, providing fabulous open aspect views across the valley. There is a breakfast peninsula, oak and glazed door proceeds to the inner vestibule and an oak door leads into the utility room.





DOWNSTAIRS W.C.

The downstairs w.c. features a modern contemporary two-piece suite which comprises wall mounted low level w.c. with concealed cistern and push button flush and a broad wash hand basin with chrome monobloc mixer tap and vanity cupboard beneath. There is panelling to the splash areas, a chrome ladder style radiator, inset spotlighting to the ceiling and an extractor fan.



OPEN PLAN LIVING DINING ROOM

Measurements – 17'3" max x 16'3"

As the photography suggests, the open plan living dining room is a generously portioned reception room which features high quality flooring, three ceiling light points, two radiators and a bank of double-glazed aluminium bi-folding doors to the rear elevation provide direct access to the gardens. There is a useful under stairs storage area.



INNER VESTIBULE

The inner vestibule has an oak door providing access to the downstairs w.c. and an oak and glass door leads into the open plan living dining room. There is high quality flooring and a kite winding staircase with wooden handrail proceeds to the first floor.

UTILITY ROOM

Measurements – 7'9" x 6'3"

The utility room has plumbing and provisions for an automatic washing machine with a work surface over providing space for a tumble dryer. There is inset spotlighting to the ceiling and ample space for cloak storage or pantry storage, there is a radiator in situ.

FIRST FLOOR LANDING

Taking the kite winding staircase from the inner vestibule you reach the first-floor landing. There is a double-glazed bank of windows with obscure glass to the side elevation, inset spotlights into the ceiling and oak doors provide access to three bedrooms, the house bathroom and enclose the airing cupboard.

BEDROOM ONE

Measurements – 16'4" max x 12'0"

As the photography suggests, bedroom one is a generously proportioned light and airy double bedroom which has ample space for freestanding furniture. The room is separated into two areas with a wardrobe / dressing area which features inset spotlighting to the ceiling, a radiator and loft hatch with drop down ladder and this seamlessly leads into the bedroom area which has two double glazed windows to the rear elevation, providing a pleasant view across the property's low maintenance and well stocked gardens and of the tree line backdrop. There is inset spotlighting to the ceiling.



BEDROOM TWO

Measurements – 10'2" x 8'0"

Bedroom two is a double bedroom which has ample space for free standing furniture. There is a ceiling light point, radiator and a double-glazed window to the rear elevation which shares a similar pleasant outlook to bedroom one with a tree lined backdrop.



BEDROOM THREE

Measurements – 8'8" x 8'0"

Bedroom three is currently utilised as a Home Office but can accommodate a double bed with space for freestanding furniture. There is decorative coving to the ceilings, a ceiling light point, radiator and a bank of double-glazed windows to the front elevation which take full advantage of the fabulous open aspect views across the valley and towards Castle Hill in the distance.



HOUSE BATHROOM

Measurements – 7'7" x 5'5"

The bathroom features a modern, contemporary three-piece-suite which comprises P shaped panel bath with thermostatic rainfall shower over, curved shower guard and separate handheld attachment, a low level w.c. with concealed cistern and push button flush and a wall hung broad wash hand basin with chrome, mixer, tap and vanity draw beneath there is attractive LVT flooring, tiling to the walls, a recessed vanity mirror and a panel ceiling with inset spotlighting. Additionally, there is a double-glazed bank of windows with obscure glass and tile surround to the rear elevation, an extractor vent and a chrome ladder style radiator.



FRONT EXTERNAL

Externally to the front the property features a tarmacadam double driveway providing off street parking for multiple vehicles. There is a flagged pathway leading down the side of the property to a gate which encloses the rear garden and there is a door canopy with external double plug point and security light leading to the front door.



REAR EXTERNAL

Externally to the rear, the property benefits from a low maintenance enclosed garden, which features a beautiful Indian stone flagged patio ideal for alfresco dining and barbecuing. There are well stocked raised flower and shrub beds and a hard standing at the bottom of the garden with space for a substantial shed. The gardens enjoy a pleasant and privacy bearing tree line backdrop, and there are fenced boundaries and external up and down lights.







ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees

Council tax band – B

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)

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



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