

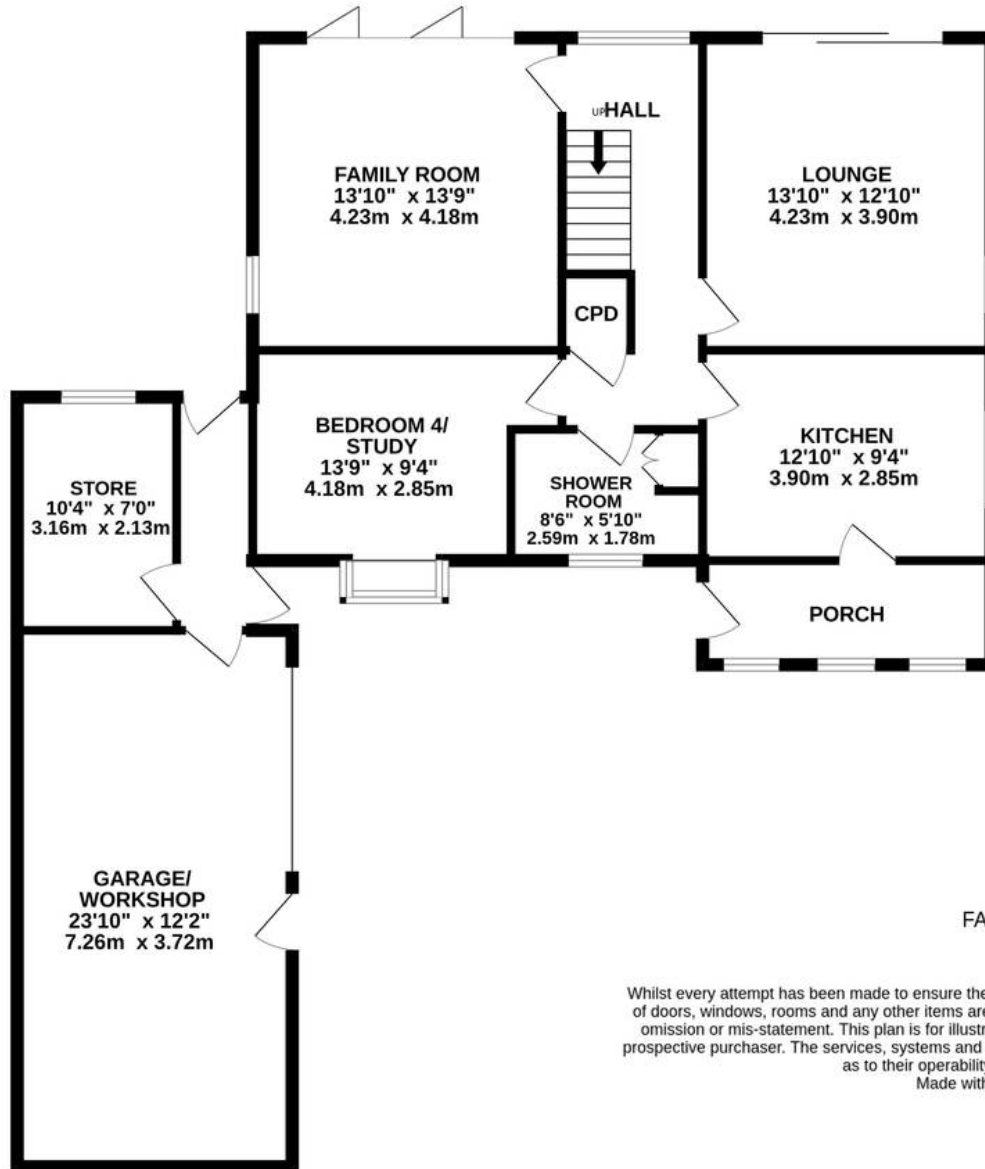


Thorncliffe, Far Bank, Shelley

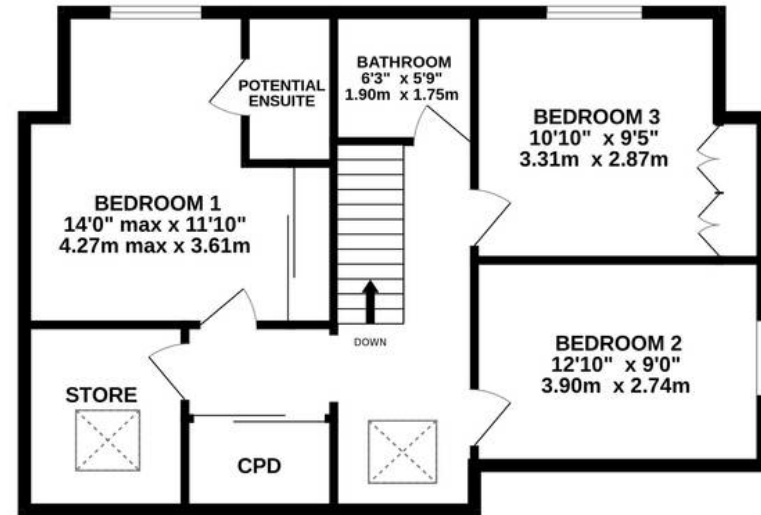
Huddersfield, HD8 8LA

Offers in Region of **£500,000**

GROUND FLOOR



1ST FLOOR



FAR 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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Thorncliffe, Far Bank

Shelley, Huddersfield, HD8 8LA

A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL, DETACHED FAMILY HOME OCCUPYING A MOST IMPRESSIVE PLOT AND WHICH IS SITUATED IN THE SOUGHT-AFTER ADDRESS OF FAR BANK, SHELLEY. THE PROPERTY HAS BEEN TASTEFULLY IMPROVED BY THE CURRENT VENDORS AND BENEFITS FROM PLANNING PERMISSION TO EXTEND TO CREATE A FABULOUS OPEN-PLAN DINING KITCHEN AND LIVING ROOM AND AN IMPRESSIVE PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE.

THE PROPERTY IS SITUATED IN AN ELEVATED POSITION WITH BREATH-TAKING PANORAMIC VIEWS ACROSS THE VALLEY AND HAS SUBSTANTIAL DRIVE AND LARGE GARDEN TO THE REAR. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, A SHORT WALK TO THE HIGH STREET AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS.

Tenure Freehold.

Council Tax Band D.

EPC Rating C.





GROUND FLOOR

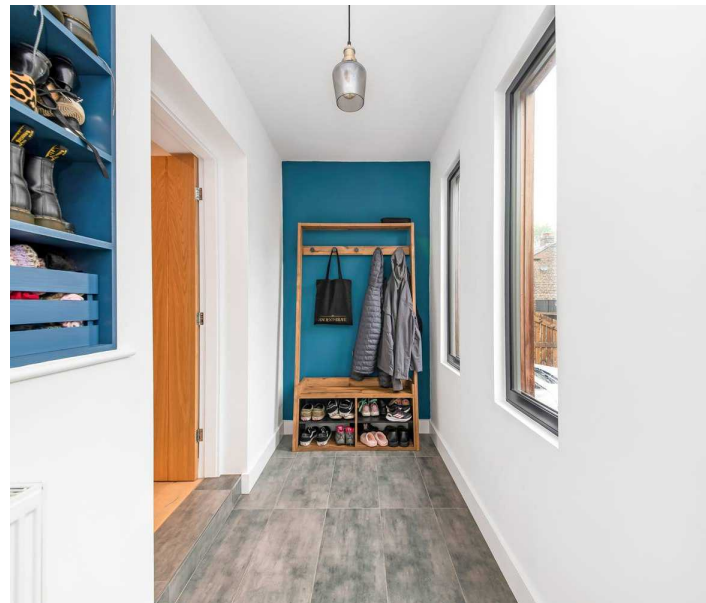
ENTRANCE HALL

Enter into the property through a fabulous, aluminium door with obscure glazed inserts into the entrance hall. There are three double-glazed aluminium windows to the front elevation, providing a great deal of natural light, and there is attractive tiled flooring, a central ceiling light point, a radiator, and recessed shelving ideal for storage of shoes. An oak door then provides access to the kitchen.

KITCHEN

12' 10" x 9' 4" (3.91m x 2.84m)

The kitchen features a wide range of fitted wall and base units with contrasting coloured cupboard fronts and complementary work surfaces over, which incorporate a composite sink and drainer unit with chrome mixer tap. The kitchen features high-quality, built-in appliances including a four-ring ceramic Bosch induction hob with ceramic splashback and fan-assisted Bosch oven. There is plumbing and provisions for an automatic washing machine and a dishwasher. The kitchen also benefits from soft-closing doors and drawers, high-quality hardwood flooring, a double-glazed window to the side elevation, a radiator, and inset spotlighting to the ceiling. A cupboard houses the newly fitted, wall-mounted, Weissman combination boiler, and an oak door provides access to the inner hallway.





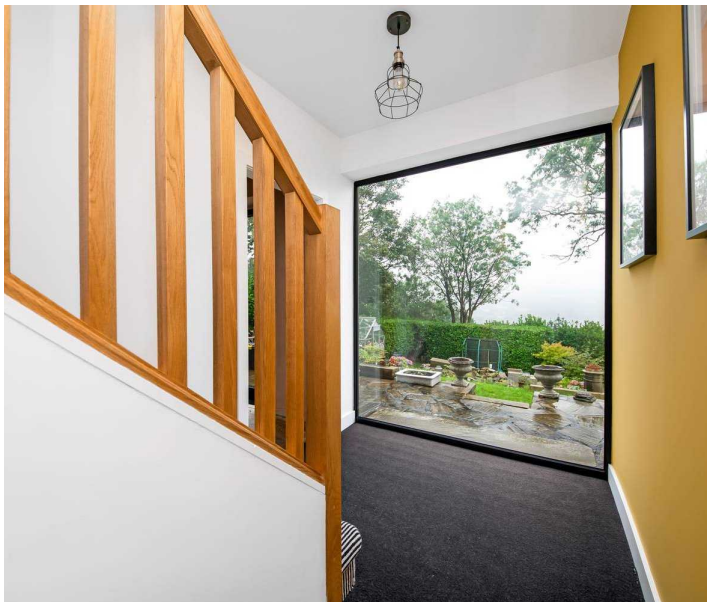
INNER HALLWAY

The inner hallway features a fabulous, double-glazed, aluminium picture window to the rear elevation, which offers breath-taking, far-reaching views over the property's gardens and across the valley. There is a carpeted staircase with oak banister and spindle balustrade rising to the first floor, and oak doors provide access to the lounge, the home office/ground floor bedroom, ground floor bathroom, the sitting room, and enclosing an understairs cupboard.

LOUNGE

13' 10" x 12' 10" (4.22m x 3.91m)

The lounge is a generously proportioned, light and airy reception room with dual-aspect aluminium windows to the side and rear elevations. There are sliding patio doors to the rear which provide direct access to the rear terrace and gardens, and there is inset spotlighting to the ceiling, a vertical column radiator, and a recessed alcove with display shelving and cupboard beneath.



HOME OFFICE / GROUND FLOOR BEDROOM

13' 9" x 9' 4" (4.19m x 2.84m)

This versatile space can be utilised in a variety of ways, and currently features fabulous oak flooring, a vertical cast-iron column radiator, a ceiling light point, and a bank of double-glazed aluminium windows to the front elevation. The room is currently utilised as a home office and has telephone and television points in situ, however this room could also be utilised as a double bedroom with ample space for freestanding furniture.

HOUSE SHOWER ROOM

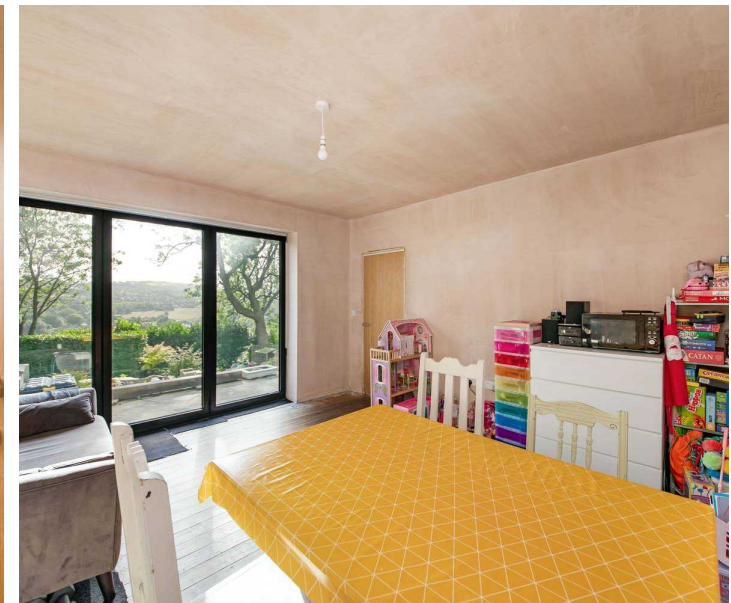
8' 6" x 5' 10" (2.59m x 1.78m)

The house bathroom features a white three-piece suite which comprises a walk-in double shower cubicle with thermostatic rainfall shower and separate handheld attachment, a low-level w.c., and a pedestal wash hand basin. There is tiled flooring, tiling to the splash areas, inset spotlighting to the ceiling, an extractor fan, a radiator, a cupboard housing the hot water cylinder, and a bank of double-glazed aluminium windows with obscure glazed inserts to the front elevation.

SITTING ROOM / FAMILY ROOM

13' 10" x 13' 9" (4.22m x 4.19m)

The sitting room is one of the few areas of the property which hasn't been vastly improved by the current vendors, as it lends itself to being extended to the side in order to create a fabulous wrap-around extension containing an open-plan dining kitchen and family room (please see attached plans for reference). It currently features exposed timber floorboards, a ceiling light point, a radiator, and a bank of double-glazed aluminium bi-fold doors to the rear elevation which take full advantage of the fabulous panoramic views across the valley and provide direct access to the gardens.





FIRST FLOOR

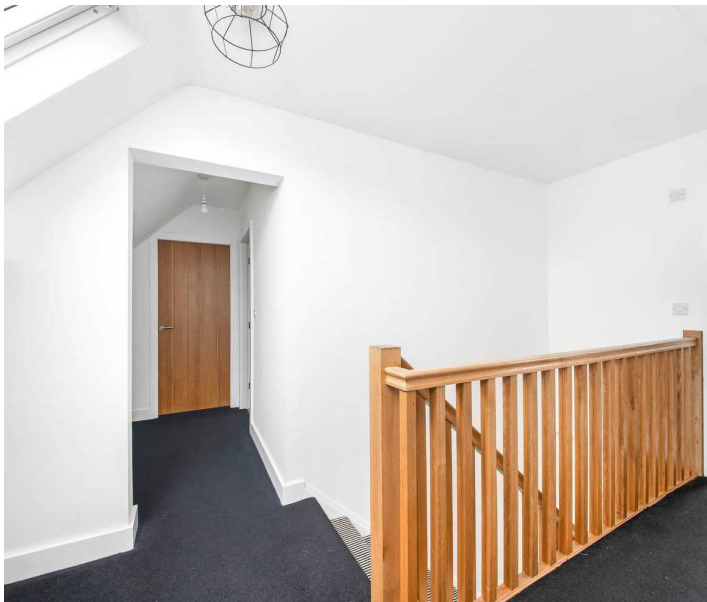
FIRST FLOOR LANDING

Taking the staircase from the inner hallway, you reach the first floor landing, which features an oak banister with spindle balustrade over the stairwell head. There is a double-glazed skylight window to the rear elevation, a useful fitted wardrobe under the eaves, a radiator, a loft hatch providing access to a useful attic space, two ceiling light points, and oak doors providing access to three well-proportioned double bedrooms, the house bathroom and a useful storage area.

BEDROOM ONE

14' 0" x 11' 10" (4.27m x 3.61m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed aluminium windows to the rear elevation, offering fabulous open-aspect views into the distance, a central ceiling light point, a vertical cast-iron column radiator, floor-to-ceiling fitted wardrobes with sliding doors, hanging rails and shelving in situ, and an oak door providing access to the potential ensuite.



BEDROOM ONE - POTENTIAL EN-SUITE

This room has plumbing in situ for a three-piece suite and currently features inset spotlighting to the ceiling, an extractor fan, and a double-glazed aluminium window with obscure glazed inserts to the rear elevation.

BEDROOM TWO

12' 10" x 9' 0" (3.91m x 2.74m)

Bedroom two is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of aluminium windows to the side elevation with fantastic open-aspect views across the valley, a ceiling light point, and a radiator.

BEDROOM THREE

10' 10" x 9' 5" (3.30m x 2.87m)

Bedroom three is a double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, a ceiling light point, a radiator, and a bank of bespoke fitted furniture including wardrobes, cupboard and drawers.

HOUSE BATHROOM

6' 3" x 5' 9" (1.91m x 1.75m)

The house bathroom features a modern three-piece suite comprising of a panel bath with thermostatic rainfall shower over and separate handheld attachment, a low-level w.c. with push-button flush, and a broad wash hand basin with vanity cupboard beneath and chrome Monobloc mixer tap. There is attractive tiled flooring, tiling to the walls, a vertical cast-iron radiator, a bank of double-glazed aluminium windows with obscure glazed inserts to the rear elevation, a ceiling light point, and an extractor fan.





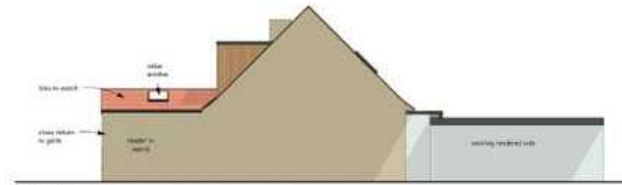
Rear Elevation
1 : 100



Side 2 Elevation
1 : 100



Front Elevation
1 : 100



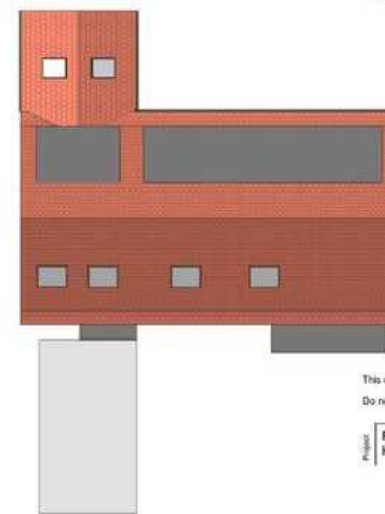
Side 1 Elevation
1 : 100



Ground Floor Plan
1 : 100



First Floor Plan
1 : 100



Roof Plan
1 : 100

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Proposed Alterations to Bungalow at 9 Far Bank, Shelley, Huddersfield HD8 8LA



The property benefits from planning permission (application no. 2019/62/93700/E) to extend the property to create an open-plan dining kitchen and living room and a principal bedroom with en-suite and dressing room. Please see attached plans for reference.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway which provides off-street parking for multiple vehicles and leads across the front and down the side of the property. There is a lean-to garage and workshop in situ, which is currently utilised as garden storage and does need a programme of refurbishment and updating. Directly to the front of the property is a terracotta tiled patio which leads to the beautiful, clad frontage and aluminium entrance door. There is an external light and a gate enclosing the canopy leading to the rear garden. Following the tarmacadam driveway down the side of the property, there is an external plug point and a pathway sweeping across the rear garden.

WORKSHOP

The workshop features a multi-panel timber and glazed door, a bank of timber windows with leaded detailing to the rear elevation, and is an ideal space for use as a garden office or utility room.

GARAGE

The garage features an up-and-over door, twin opening doors, and lighting and power in situ.

REAR GARDEN

The rear garden is sure to impress, offering a multitude of opportunities. There is currently a well-stocked rockery, a stone-flagged patio ideal for al fresco dining and barbecuing, and the lower portion of the garden is laid predominantly to lawn. This area features a mature, privacy bearing, laurel hedge boundary and benefits from fabulous open-aspect views across the valley. There is also a hardstanding with greenhouse in situ, external lights, an external tap, and a timber and glazed door which leads to the canopy and connects the workshop and the garage. Pathways and steps meander through the various tiers of the garden and lead to a further flagged patio, which is particularly private, sheltered, and would make an ideal space for a decking area or summerhouse. The rear garden offers plenty of opportunity for further landscaping.





ADDITIONAL INFORMATION AND PLANNING PERMISSION

Please note that the property benefits from planning permission (application number 2019/62/93700/E) to extend the property to create an open-plan dining kitchen and living room and a principal bedroom with en-suite and dressing room. Please see attached plans for reference.

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)

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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.****MAILING LIST**

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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.

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



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