

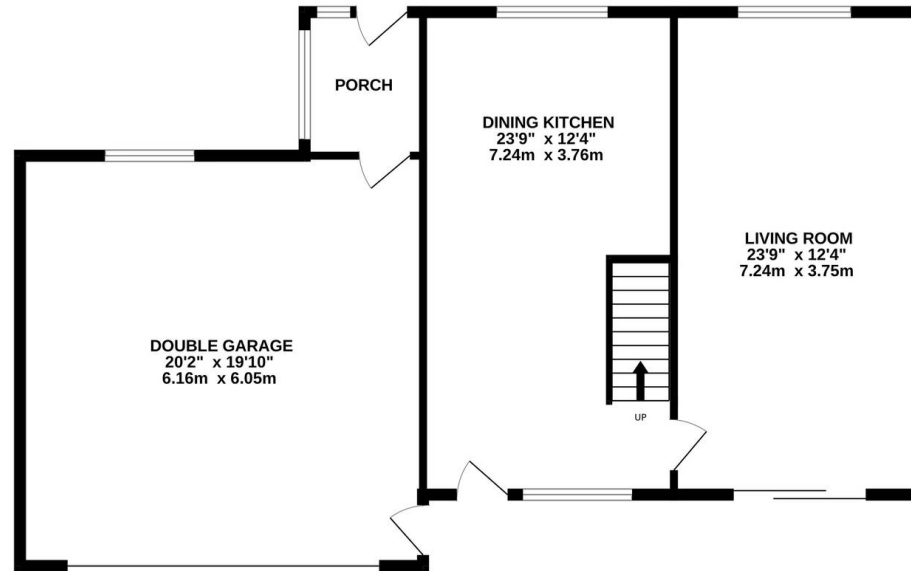


## Fieldhouse, Cumberworth

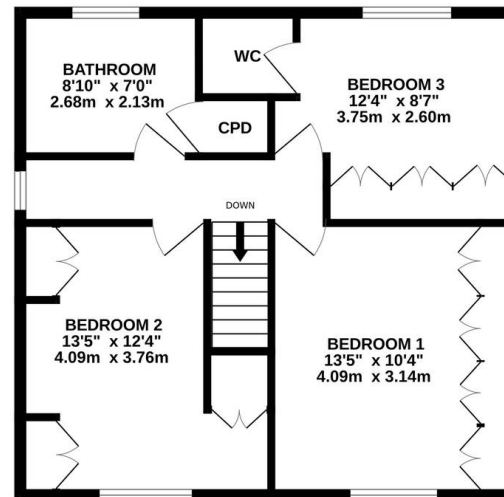
Huddersfield, HD8 8YA

Fixed Price **£575,000**

GROUND FLOOR



1ST FLOOR



FIELDHOUSE

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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## Fieldhouse

Cumberworth, Huddersfield, HD8 8YA

OCCUPYING A MOST IMPRESSIVE PLOT OF APPROXIMATELY 0.45 ACRES WITH FABULOUS OPEN ASPECT VIEWS ACROSS NEIGHBOURING FIELDS AND OPEN COUNTRYSIDE. SITUATED IN THE RURAL AREA OF CUMBERWORTH AND APPROACHED VIA A GATED, SWEEPING DRIVE. THE PROPERTY HAS BEEN TASTEFULLY IMPROVED BY THE CURRENT VENDORS AND BOASTS THREE DOUBLE BEDROOMS, HIGH SPECIFICATION FIXTURES AND FITTINGS AND INTEGRAL DOUBLE GARAGE.

The property accommodation briefly comprises of open-plan dining-kitchen room and generous proportioned, dual aspect lounge with multi-fuel-burning stove to the ground floor. To the first floor there are three double bedrooms and the house bathroom with bedroom three having ensuite WC facilities. The property also benefits from Tado smart heating and hot water system, and an alarm system. Externally, the property is approached via a pillared, remote, controlled, gated driveway. With generous flat lawn gardens to the front and a sheltered patio, with a further lawn garden to the rear.

Tenure Freehold.

Council Tax Band E.

EPC Rating E.



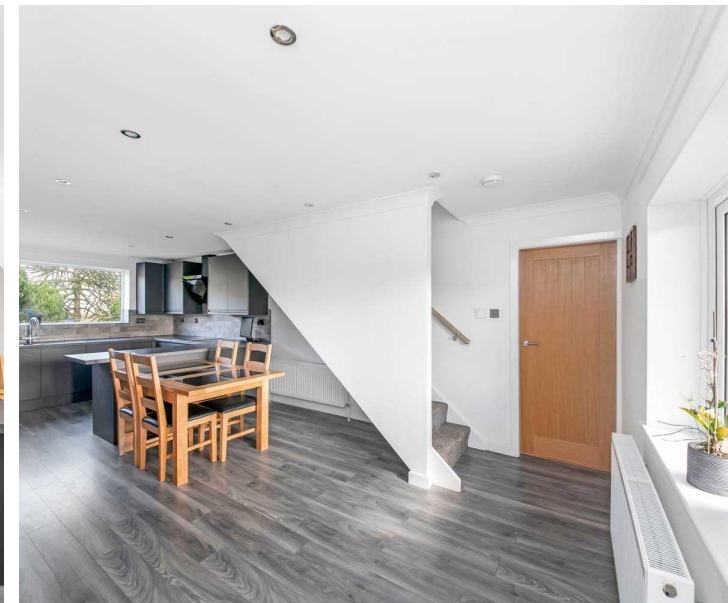
## GROUND FLOOR

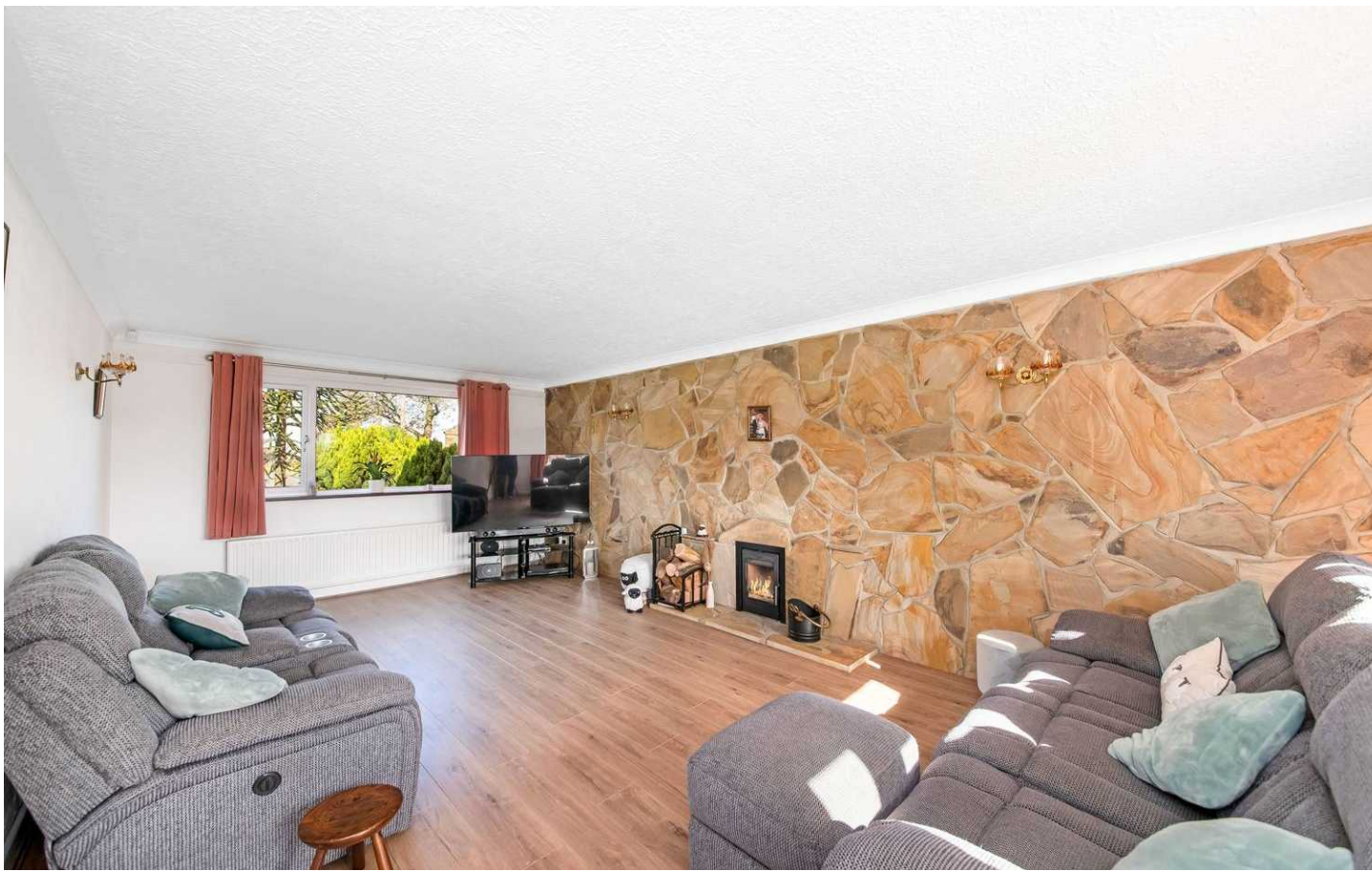
### OPEN-PLAN DINING KITCHEN

23' 9" x 12' 4" (7.24m x 3.76m)

Enter into the property through a double-glazed composite front door with obscure glazed inserts into the dining kitchen. The dining kitchen is an impressive, light and airy, space with a double-glazed window to the front elevation and a bank of double-glazed windows to the rear, offering a fabulous view across the generous gardens and countryside beyond. There is decorative coving, high-quality flooring, inset spotlighting and a radiator. The kitchen features a range of fitted wall and base units with handleless cupboard fronts and complementary work surfaces over which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with a 3-in-1 boiling and filtered water tap over.

There are built-in appliances including a four-ring ceramic induction hob with touch sensitive gloss black extractor hood over, a waist-level self-cleaning oven, and a shoulder-level microwave oven. Additionally, there are soft-closing doors and drawers, attractive tiling to the splash areas, plumbing and provisions for an automatic washing machine, space for an American-style fridge freezer, and a breakfast peninsula with cupboards beneath and space for informal dining. There is a double-glazed, composite, external door with obscure glazed inserts to the side elevation, an oak door leading into the lounge, and a carpeted staircase with oak handrail proceeds to the first floor.





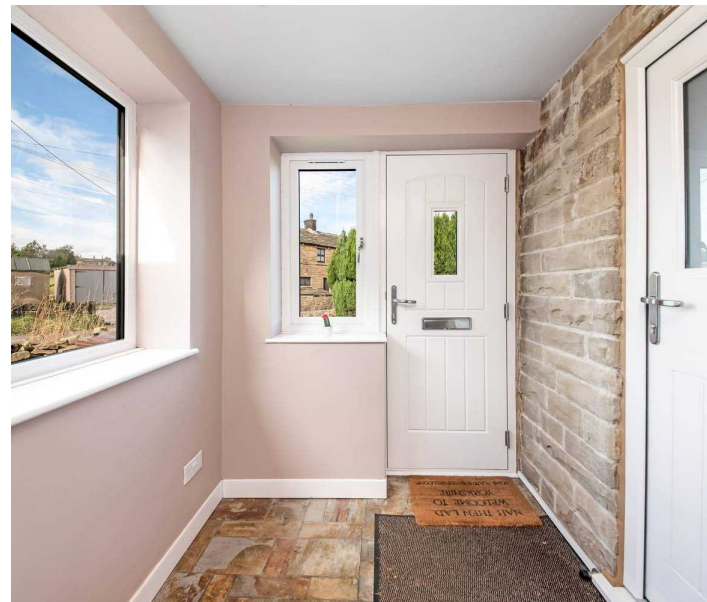
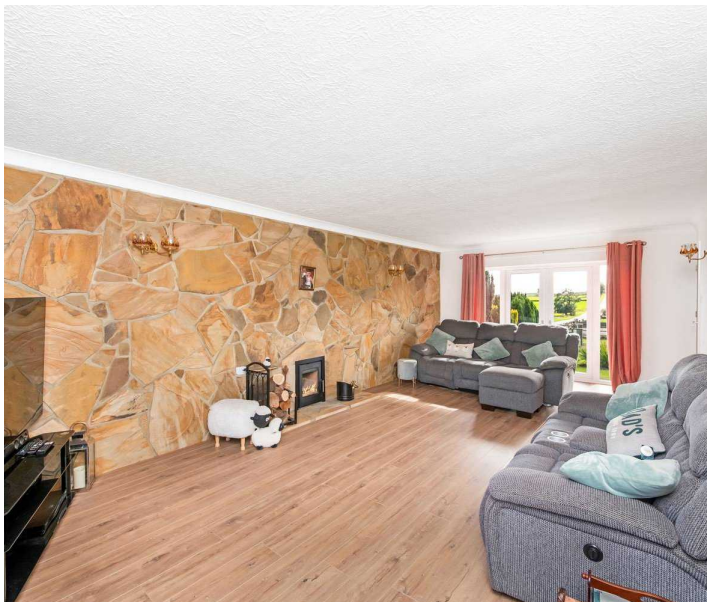
### LOUNGE

23' 9" x 12' 4" (7.24m x 3.76m)

The lounge enjoys a great deal of natural light cascading through dual-aspect windows to the front and rear elevations. There are double-glazed French doors providing direct access to the front gardens, high-quality flooring, decorative coving to the ceilings, four wall light points, and a radiator. The focal point of the room is the beautiful, stone feature wall with inset multi-fuel burning stove set upon a raised stone hearth.

### REAR PORCH

The rear porch features a double-glazed, composite door with adjoining window to the rear elevation, and a further double-glazed window to the side elevation, providing a great deal of natural light. There is natural slate tiled flooring, exposed stone walls, inset spotlighting to the ceiling, and a timber and glazed door leading into the integral garage.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the dining kitchen, you reach the first floor landing, which features a double-glazed window to the side elevation, providing pleasant views across neighbouring fields. There is decorative coving to the ceiling, a central ceiling light point, a loft hatch providing access to a useful attic space, and oak doors providing access to three double bedrooms and the house bathroom.

### BEDROOM ONE

13' 5" x 10' 4" (4.09m x 3.15m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. The room benefits from an array of fitted furniture, including floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ and an attached dressing table with drawer units beneath. There is decorative coving to the ceiling, a ceiling light point, a radiator, and a bank of double-glazed windows to the front elevation providing a fantastic open-aspect view.



### BEDROOM TWO

13' 5" x 12' 4" (4.09m x 3.76m)

Bedroom two is another generously proportioned, light and airy double bedroom which benefits from fitted furniture including floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ and overhead wall cabinets. There is a bank of double-glazed windows to the front elevation, a radiator, a ceiling light point, decorative coving, and a useful cupboard over the bulkhead for the stairs.





### **BEDROOM THREE**

12' 4" x 8' 7" (3.76m x 2.62m)

Bedroom three is a double bedroom which also benefits from fitted furniture, including floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ. There is decorative coving to the ceiling, a ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation providing a fantastic far-reaching view towards Emley Moor Mast. An oak door provides access to an en-suite w.c.

### **BEDROOM THREE EN-SUITE**

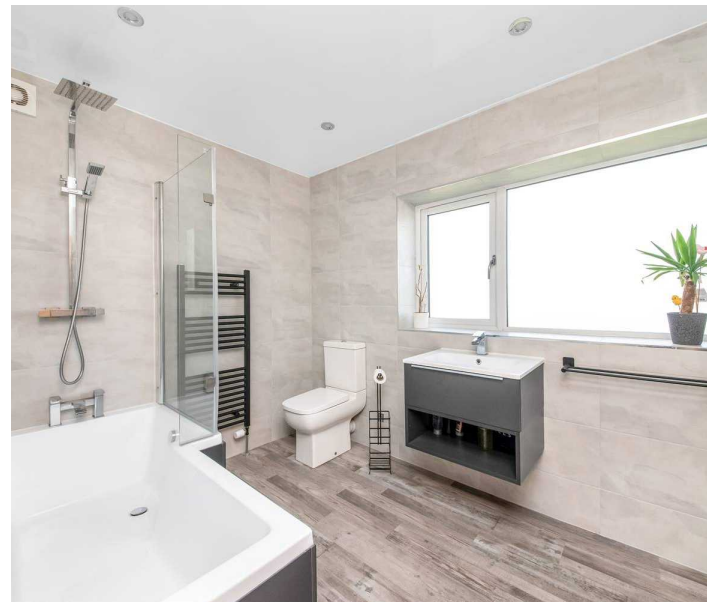
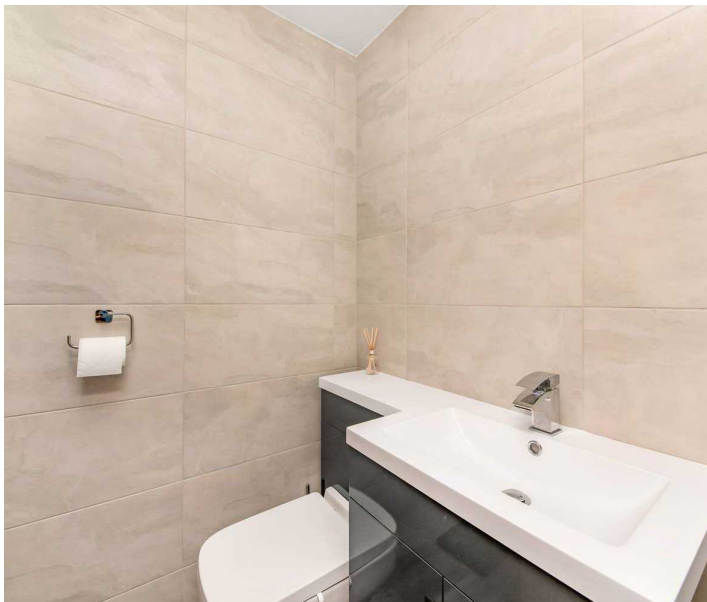
The en-suite w.c. features a contemporary two-piece suite comprising a low-level w.c. with push-button flush and concealed cistern which incorporates a broad wash hand basin with vanity cupboard beneath and chrome Monobloc mixer tap. There is high-quality flooring, attractive tiling to the walls, a panelled ceiling with inset spotlighting and extractor fan, and a chrome ladder-style radiator.

### **BATHROOM**

8' 10" x 7' 0" (2.69m x 2.13m)

The house bathroom features a high-quality, modern, three-piece suite comprising a low-level w.c. with push-button flush, a wall-hung wash hand basin with vanity drawers beneath and chrome Monobloc mixer tap, and an L-shaped panel bath with thermostatic rainfall shower over, glazed shower guard and separate handheld attachment. There is high-quality flooring, attractive tiling to the walls, a panelled ceiling with inset spotlighting and an extractor fan.

Additionally, there is a bank of double-glazed windows with obscure glass and tiled surround to the rear elevation, and an oak door provides access to a useful airing cupboard with fitted shelving.



## EXTERNAL

### GARDENS

The property is approached via an electric, pillared, gated driveway which meanders through beautifully manicured lawn gardens and leads to a turning area and integral double garage. The front garden benefits from mature and well-stocked flower and shrub beds, and the property occupies a most impressive plot overlooking open fields and countryside. Immediately to the front of the property is a stone flagged patio which is an ideal space for al fresco dining and barbecuing, a door canopy with recessed spotlighting leading to the front door and a further pedestrian access door which leads to the integral double garage. There are external plug points, a security light, and up-and-down lights.

The rear garden features a fabulous lawn area with well-stocked borders and attractive stone wall boundaries providing privacy but which also benefits from superb open-aspect views. There are external up-and-down lights, a security light, and a flower and shrub bed.

### INTEGRAL DOUBLE GARAGE

20' 2" x 19' 10" (6.15m x 6.05m)

The garage features a remote-controlled, sectional, up-and-over door, lighting and power in situ, and a bank of double-glazed windows with obscure glazed inserts to the rear elevation. The garage houses the wall-mounted boiler and the hot water cylinder, and there is a pedestrian access door to the side elevation leading to the front patio.









## **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.**

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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



## Simon Blyth Estate Agents

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