

**Simon Blyth**

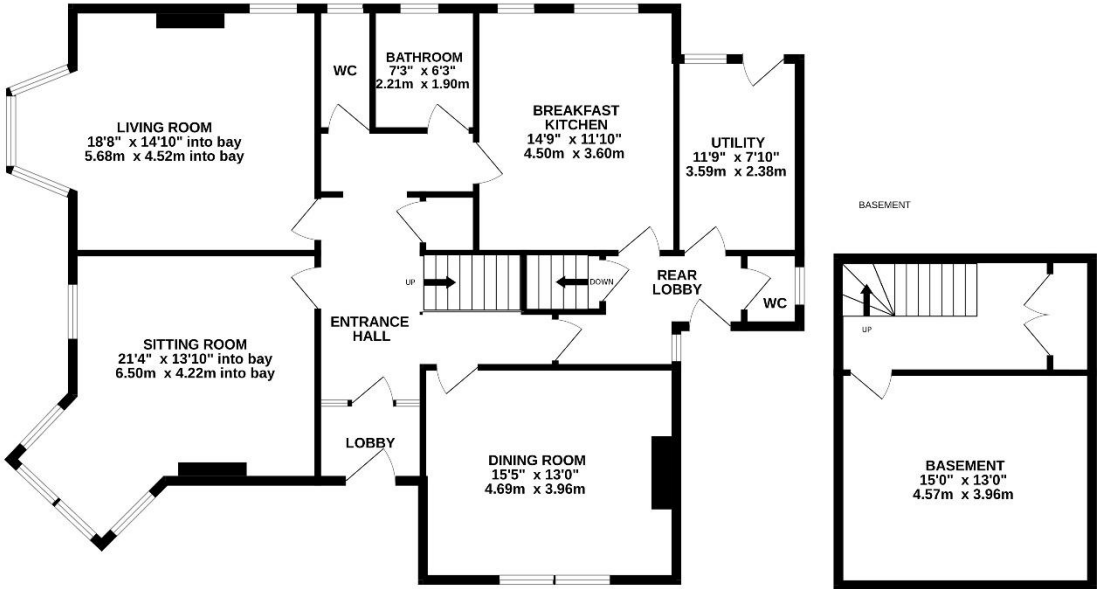
ESTATE AGENTS



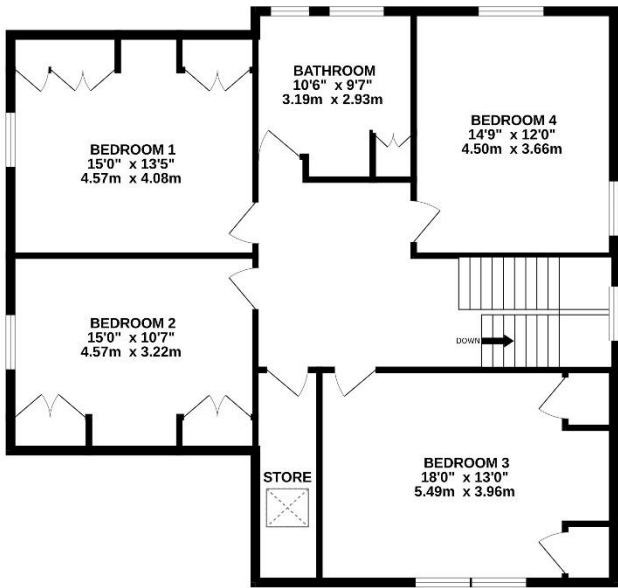
**THE MOUNT, FAR BANKS, HONLEY, HD9 6NW**



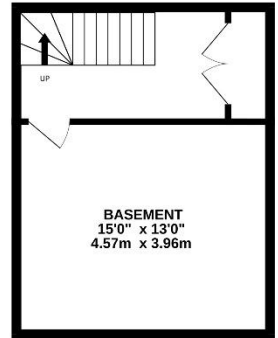
GROUND FLOOR



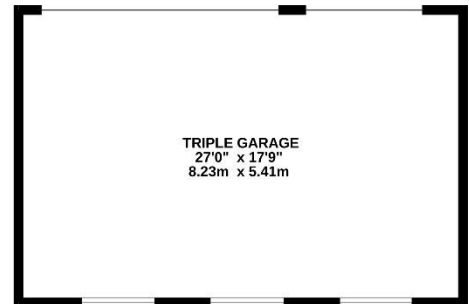
1ST FLOOR



BASEMENT



GARAGE



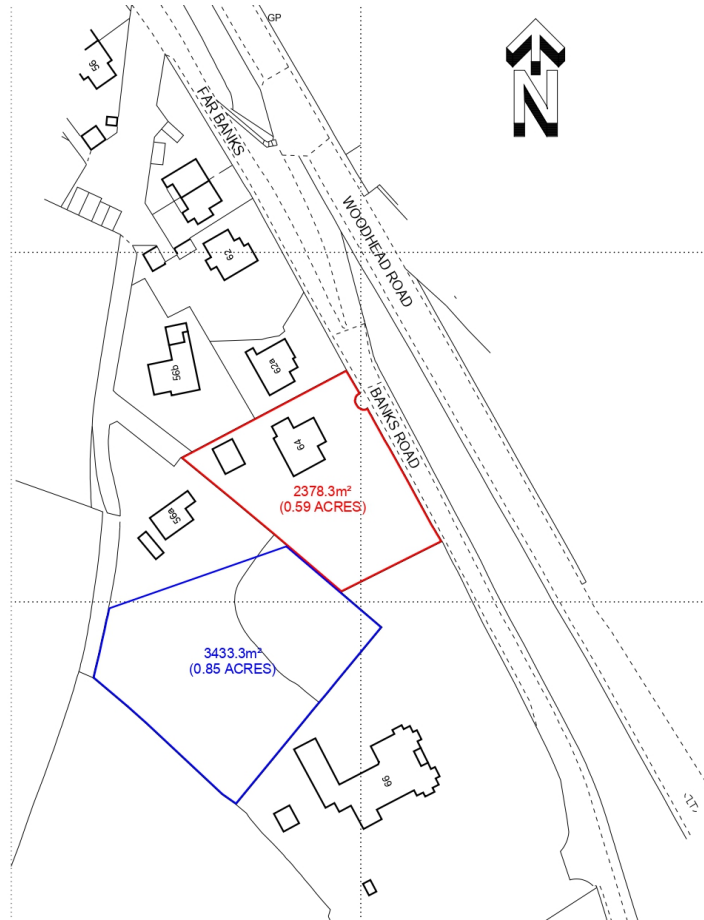
WORKSHOP



FAR BANKS

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

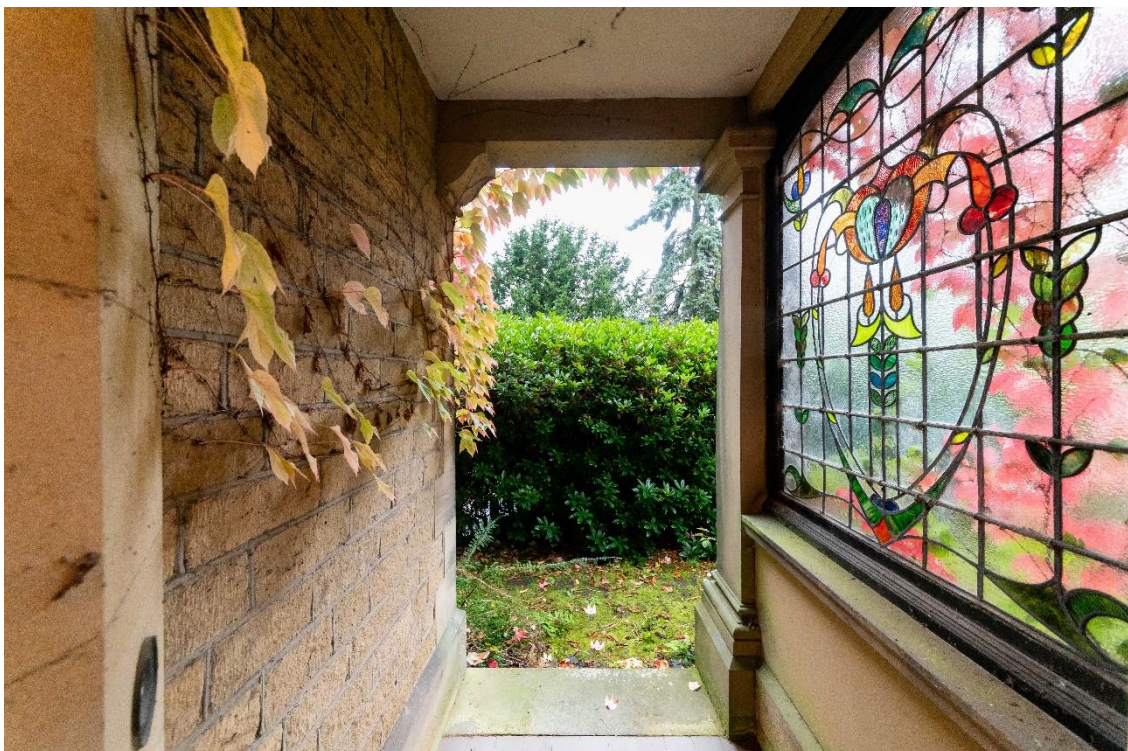
IN A DELIGHTFUL PRESTIGIOUS LOCATION, THE MOUNT STANDS IN APPROXIMATELY 1.4 ACRES OF GARDENS AND GROUNDS. JUST A SHORT WALK INTO HONLEY VILLAGE YET ENJOYING A LOVELY RURAL LOCATION, THIS BEAUTIFUL PERIOD HOME HAS BEEN A MUCH-LOVED FAMILY HOME FOR APPROACHING 60 YEARS AND HAS AN ARRAY OF PERIOD FEATURES THAT ARE SURE TO IMPRESS WHEN VIEWED. WITH DELIGHTFUL GARDENS AND GROUNDS, TRIPLE GARAGE AND WORKSHOP SPACE. The home briefly comprises impressive entrance hallway, sitting room with Bay window overlooking the gardens, living room once again with windows overlooking the gardens, good sized dining room, breakfast kitchen, utility room, two downstairs w.c. downstairs bathroom, basement cellar. Impressive staircase to the first-floor landing, four double bedrooms and house bathroom. For those who seek a home that requires some rejuvenation, but in a plot and position that is very much worthwhile The Mount must be viewed without delay.

**Offers Around £700,000**



## ENTRANCE

Incredibly beautiful period storm porch with fabulous large coloured leaded glazed panel to one side and mosaic floor and high ceiling give shelter to the impressive timber and glazed entrance door. This entrance door gives access through to the vestibule.





## VESTIBULE

Once again with high quality period style tiled floor, high ceiling height with coving and Macintosh style tiling to the third height. Timber and glazed door leads through to the entrance hallway.

## ENTRANCE HALL

This timber and glazed door is set within the beautiful timber glazed screen with fabulous coloured and leathered glazing on display. The period features throughout this home are fabulous and viewing is a necessity to fully appreciate the quality and variety of period features. The hallway features a fabulous, spindled staircase, delightful oak panelling, decorative ceiling and other decorative mouldings. Beautiful period style door with multi panels gives access through to the sitting room.

## SITTING ROOM

*Measurements – 21'4" x 13'10" into bay*

A lovely room with an enchanting view out over the gardens courtesy of a walk-in bay, this large period walk-in bay is the full height of the room. The period glazing with the upper sections being coloured and leaded glazed, one further window also gives another view out over the gardens. The room is decorated with coving to the ceiling and central ceiling light and rose, attractive fireplace with open fired grate. The room also has several wall light points.





## LIVING ROOM

*Measurements – 18'8" x 14'10" into bay*

Once again, an elegant period room with a fabulous ceiling. This high ceiling has decorative mouldings, the broad bay window has a fabulous window seat, three windows give a stunning view out over the gardens and the upper portions are leaded glazed. There is a delightful period style fireplace with open fire grate, bulk surround, including mantle and higher plinth. The room is decorated with decorative panels and has several wall light points and a picture like point.



## DINING ROOM

*Measurements – 15'5" x 13'0"*

Once again, an elegant reception room. Versatile room that has twin windows giving an outlook to the front, decorative ceiling which needs some repair, dado rail and fabulous fireplace once again with raised tiled hearth and backcloth, open fire grate and period style surround. The room has a chandelier point and three wall light points.







## BREAKFAST KITCHEN

*Measurements – 14'9" x 11'10"*

As the photograph suggests, the good-sized breakfast kitchen is fitted with units at both the high and low level. The room has an attractive view out to the courtyard side, there is a high ceiling height, three windows, high quality flooring, the units incorporate a large number of working services, display cabinets display shelving, inset one-and-a-half-bowl sink unit, under unit lighting, spotlighting, in-built ovens, microwave housing point, gas and electric hob, griddle and stainless steel extractor fan above. There is plumbing for a dishwasher and integrated fridge and freezer. Doorway gives access to a rear / everyday entrance lobby.



## EVERYDAY ENTRANCE

With its ceramic tile flooring, period style entrance door with glazed over light. Doorway gives access to the downstairs w.c.



### **DOWNSTAIRS W.C.**

Fitted with low level w.c. and ceramic tiling to the floor into the full ceiling height.

### **STUDIO / WORK ROOM**

*Measurements – 16'0" x 13'0"*

Having provided a good amount of workspace over the years, this room has broad, access doors, mullioned windows and good ceiling height.

### **UTILITY ROOM**

*Measurements – 11'9" x 7'10"*

The large utility room is an external access door, windows to two sides and it has plumbing, automatic washing machine and space for dryer and additional freezer. This is also home for the properties gas fired, central heating boiler and pressurized hot water tank system.

Doorway from this inner lobby also gives access down to the basement.

### **PRINCIPAL DOWNSTAIRS W.C.**

Principal downstairs w.c. is off the entrance hall. This once again a ceramic tile flooring and obscure glazed window. There is ceramic tiling to the full ceiling height, low level w.c. and wash handbasin. The property also has a downstairs bath / shower room, this is fitted with a bath and shower all with period fittings, ceramic tiling to the floor and to the walls.

### **BASEMENT**

*Measurements – 15'0" x 13'0"*

Staircase leads down to the basement level. Here there is a hallway lobby area with period style shelving and storage cupboard and a doorway leads through to the principal cellar which has a good head height and is fitted with power and light and has a centre stone slab table. Staircase as previously mentioned rises from the hallway up to the first-floor landing.



### FIRST FLOOR LANDING

This is courtesy of a turning two third landing with delightful period style window panelling continues up the staircase.





## BEDROOM ONE

Measurements – 15'0" x 13'5"

A double bedroom with a stunning view out of the gardens courtesy of twin windows with period style coloured leaded glazing at the high level. There's a bank of in-built wardrobes with drawers, dressing table and shelving.



## BEDROOM TWO

Measurements – 15'0" x 10'7"

Once again, a pleasant double room with twin windows giving a lovely view out over the gardens, bank of in-built wardrobes, centrally located dressing table and storage cupboards above.





### BEDROOM THREE

Measurements – 18'0" x 13'0"

A lovely room with a long-distance view out towards Farnley Tyas moor. There are four windows in total, two in-built wardrobes and recess alcove. The room is decorated with a dado rail, has a central ceiling light pointing and two wall light points.



### BEDROOM FOUR

Measurements – 14'9" x 12'0"

This once again, is a pleasant double room twisted with a wash hand basin, windows to two sides and four wall light points.





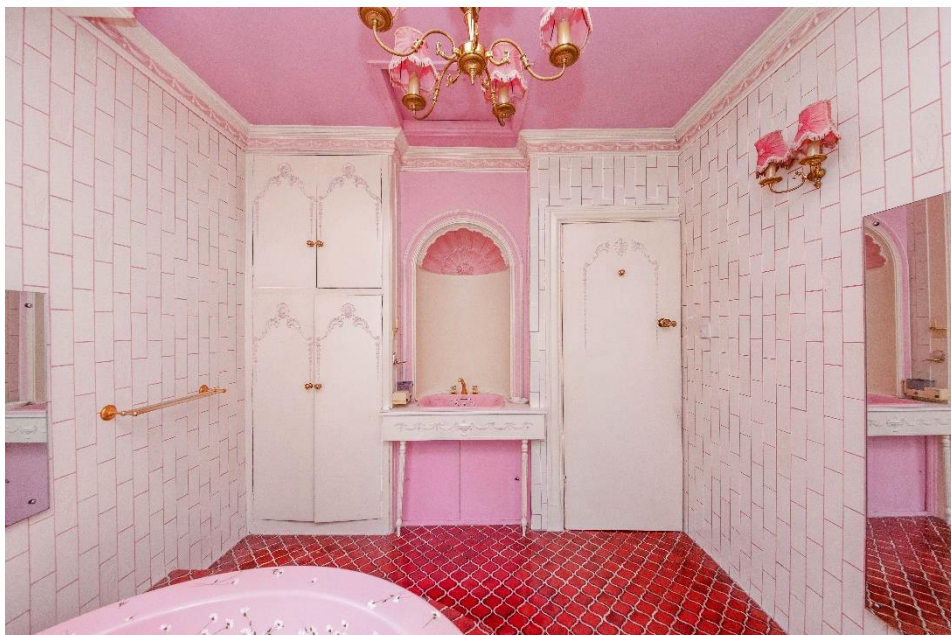
## STORE

There is a good size walking store cupboard with central ceiling light point and roof light window.

## HOUSE BATHROOM

*Measurements – 10'6" x 9'7"*

The house bathroom is of a period design. It has three large windows, high ceiling height with ceiling rose, two wall light points, ceramic tiling to the floor and to the full ceiling height, inbuilt storage cupboards, wash hand basin within a decorative alcove, very large circular bath and low level w.c.





## EXTERNAL

The mount stands in approximately 1.4 acres of land. It has pedestrian access leading from Far Banks. This includes two beautiful stone gate closes proudly displaying the properties name and pathways meander in two directions up to the property through fabulous hard landscaping. The gardens and grounds, as the photographs suggests are extensive and mature and the delightful combination of shrubbery and well laid out gardens are there to be rediscovered and enjoyed. The driveway for vehicular access is to the rear. A lane off Far Banks gives access to several properties, one of which is the Mount. A long driveway leads down to the property's private driveway, this driveway provides a large amount of parking and turning space and leads down to the lower level. At the upper level there is a triple garage, this has a single and a broad two car width, both automatically operated roller style doors. The garage has three windows to the rear and the garages of a particularly good size, see floor layout plan. The garage is also covered by the alarm system.

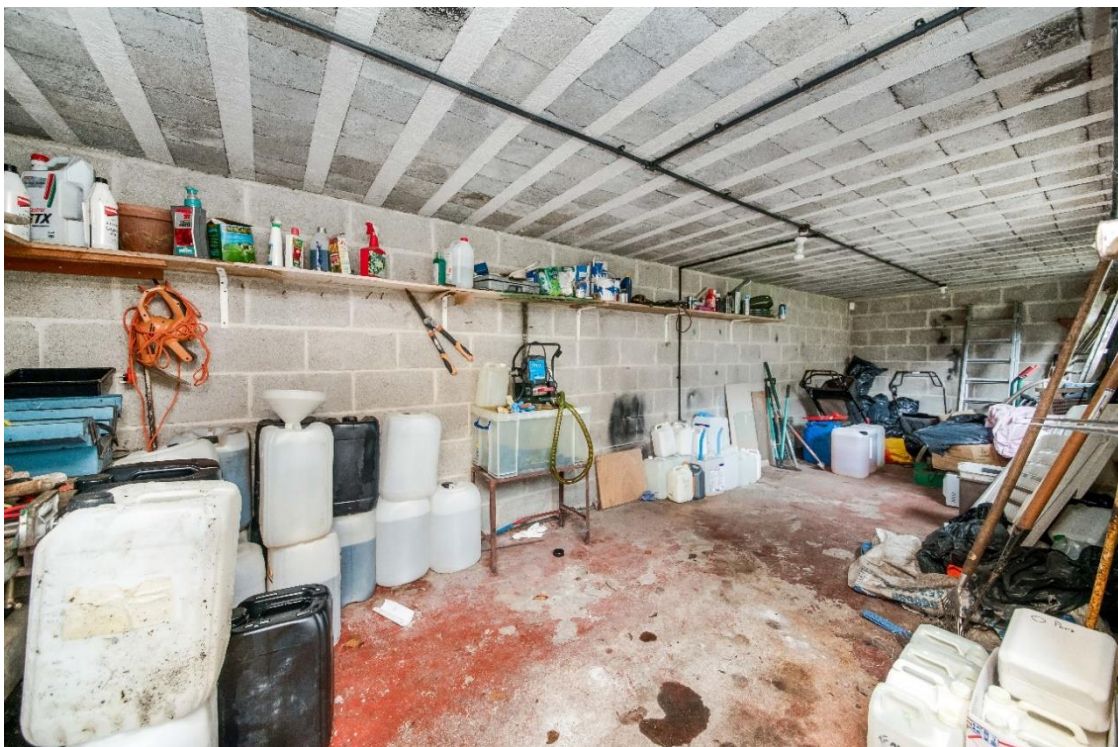






### **WORKSHOP / HOBBY / HOME OFFICE SPACE**

This is positioned beneath the triple garage and has a timber and glazed door, three sets of windows and once again is of a good size.





## GARDENS

As the photographs indicate, the property has formal garden areas that surround the property and are to the front of the home. There is a wooded area above and above that there is a field. This field has been enjoyed by the family along with the house since the late 60s and as can be demonstrated in this brochure the vendors have asked an architect to draw a plan to show an alternative driveway and perhaps an annexed Lodge Home Office / Out building. \*Please note this has not been applied for and is included in this brochure for inspirational purposes only. \* The gardens and grounds require a good amount of exploring, please bring along suitable footwear.



















### ADDITIONAL INFORMATION

It should be noted the property has gas fired central heating, an alarm system, carpets, curtains and certain other extras maybe available by separate negotiation. There are two further small outbuildings used for storage.



## **ADDITIONAL INFORMATION**

EPC rating – F  
Property tenure – Freehold  
Local authority – Kirklees  
Council tax band – F

## **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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## **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 16:30

Sunday - 11:00 to 16:00





**MAIN CONTACTS**

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**[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)**

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