



**MOORSIDE, HONLEY, HOLMFIRTH**

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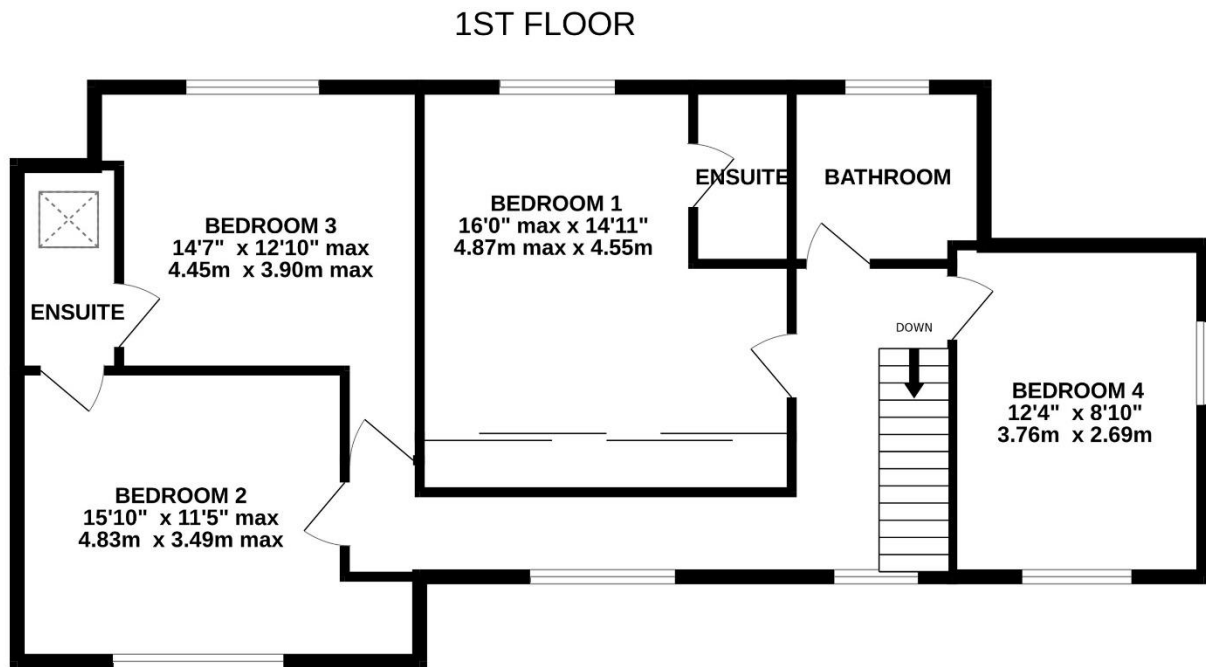
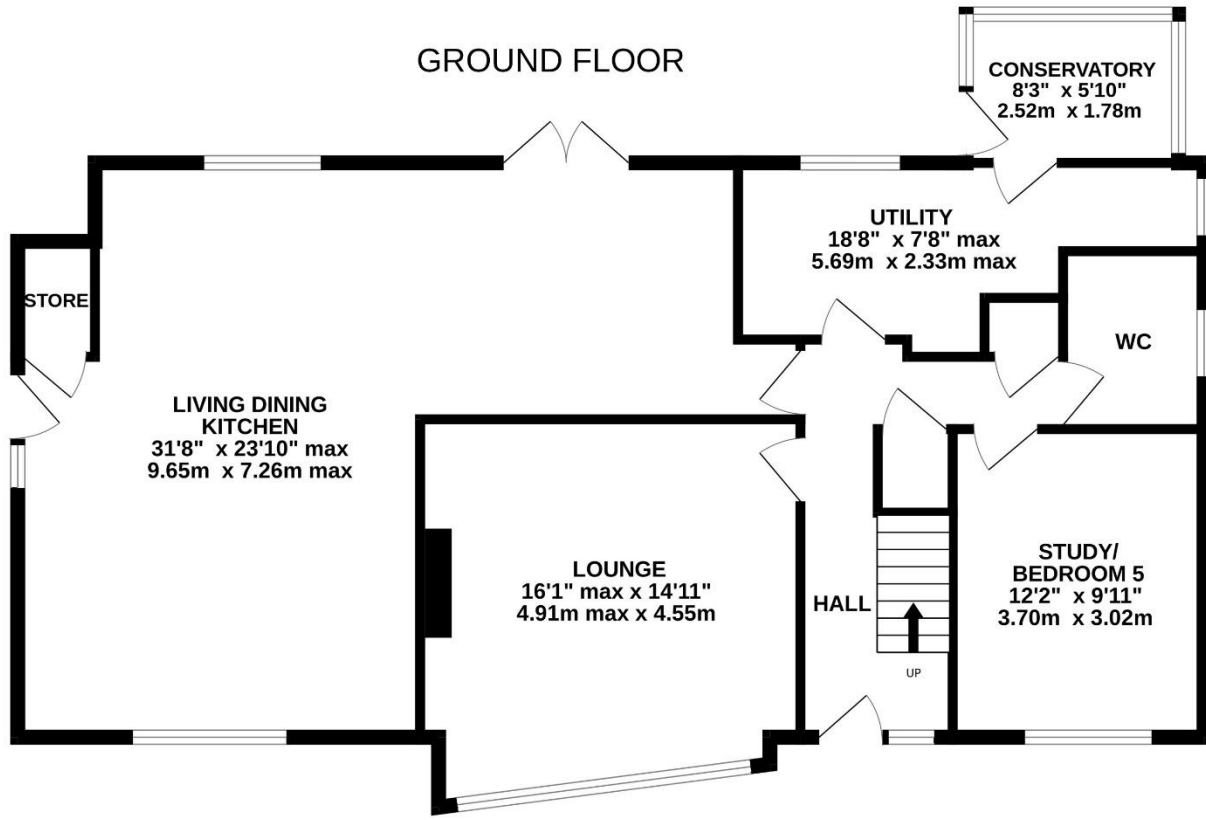
## PROPERTY DESCRIPTION

OCCUPYING A GENEROUS CORNER PLOT AND BOASTING VERSATILE AND SPACIOUS ACCOMMODATION IS THIS SUPERBLY PRESENTED, DETACHED FAMILY HOME. SITUATED IN THE POPULAR VILLAGE OF HONLEY, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO THE VILLAGE CENTRE AND WITH FANTASTIC OPEN ASPECT VIEWS TO THE FRONT. THE PROPERTY HAS BEEN TASTEFULLY IMPROVED BY THE CURRENT VENDORS WITH OPEN-PLAN DINING-KITCHEN AND FAMILY ROOM, MODERN CONTEMPORARY FIXTURES AND FITTINGS AND SUBSTANTIAL DRIVEWAY.

The property accommodation briefly comprises of entrance hall, spacious lounge with log burning stove, impressive open-plan dining-kitchen and family room, utility/boot room, porch, downstairs w.c. and home office/bedroom five to the ground floor. To the first floor there are four double bedrooms and the luxury house bathroom, bedroom one having ensuite facilities and fitted furniture, and bedroom two and three with a Jack and Jill en-suite shower room. Externally there is a driveway for multiple vehicles and a generous proportioned lawn garden that sweeps across the front and either side of the property, with an additional hardstanding/drive to the side. The rear garden is enclosed with lawn garden and patio area ideal for alfresco dining.

**Offers Around £600,000**

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MOORSIDE ROAD

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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## GROUND FLOOR

### ENTRANCE HALL

Enter the property through a double glazed composite front door with obscure glazed inserts into the entrance hall. There is an adjoining double-glazed window with obscure glass to the front elevation. There is attractive herring bone style LVT flooring, decorative dado panelling and a staircase rises to the first floor with oak banister and spindle balustrade. The entrance hall has oak doors providing access to the lounge, open plan dining kitchen and family room, utility room, home office /ground floor bedroom and the downstairs w.c. There are two ceiling light points, a radiator and a useful under stair storage cupboard as well as a cloaks cupboard.



### DOWNSTAIRS WC

The downstairs w.c. features a modern contemporary two-piece suite which comprises of a low-level w.c. with push button flush and a circular wash hand basin set upon a marble top vanity unit with wall mounted chrome monobloc mixer tap. There is luxury vinyl tiled flooring, inset spotlighting to the ceiling, attractive tiling to the splash areas and a bank of double-glazed windows with obscure glass and tiled sill to the side elevation. Additionally, there is an extractor fan and a chrome ladder style radiator.



## LOUNGE

Measurements – 16'1" x 14'11"

As the photography suggests, the lounge is a generous proportioned, light and airy reception room which features a bank of double-glazed windows to the front elevation with integrated blinds. There is decorative coving to the ceiling, a central ceiling light point, a radiator and the focal point of the room is the Dunsley Clearview, cast iron multi fuel burning stove, which is set upon a raised stone hearth.



## HOME OFFICE / GROUND FLOOR BEDROOM

*Measurements – 12'2" X 9'11"*

This versatile space can be utilised for a variety of uses. It features a bank of double-glazed windows with integrated blinds to the front elevation which have a pleasant view across the properties front garden and with far reaching views of open fields in the distance. The room is finished with a neutral decor and features a central ceiling light point, television point and radiator. The room can accommodate a double bed with ample space for free standing furniture.



## OPEN PLAN DINING KITCHEN / FAMILY ROOM

*Measurements – 31'8" X 23'10"*

The open plan/ dining kitchen and family room enjoys a great deal of natural light, which cascades through the dual aspect windows with a bank of windows with integrated blinds to the front elevation and a three-quarter depth picture window to the rear elevation, providing pleasant views across the gardens. The herring bone LVT flooring continues through from the entrance hall and the dining area features a central ceiling light point, a radiator and double-glazed French door seamlessly lead out to the gardens. The dining area then leads through to the family room, which again has a ceiling light point and radiator and wall mounted television point and from there it opens out into a fabulous kitchen. The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complementary quartz work surfaces over which incorporates a composite recessed sink unit with brushed Chrome mixer, tap and bevel drainer. The kitchen is well equipped with space for a seven-ring range cooker with matte black splashback and a range master cooker hood over. There is space and provisions for an American style fridge and freezer unit, integrated dishwasher and a wine cooler under the breakfast island. The kitchen benefits from soft closing doors and drawers, under unit lighting and a matching quartz upstand and sill to the work surface. There is a slide and hide bin storage and two pull out spice drawers. The kitchen area has a double glazed composite stable style door to the side elevation with an adjoining window which provides access to the side gardens and an oak door then leads into the pantry. There is inset spotlighting to the ceiling and three pendant light points over the breakfast island. The breakfast island features contrasting cupboard fronts with shaker style fronts and Quartz worksurfaces over.







## UTILITY ROOM

The utility room enjoys a great deal of natural light again with dual aspect windows to both the side and rear elevations. There is luxury vinyl tiled flooring, inset spotlight to the ceilings and a timber and glazed stable style door provides access to the rear porch. There are fitted wall and base units with shake style cupboard fronts and with complementary work surfaces over which incorporates a single bowl composite sink and drainer unit with brushed chrome mixer tap. The utility room has plumbing and provisions for an automatic washing machine and a condensing tumble dryer and there is an integrated fridge and freezer unit and tall pantry cupboards for additional storage.



## REAR PORCH

The rear porch features banks of double-glazed windows to either side and the rear elevations with a double-glazed external door providing access to the rear garden. There are fabulous open aspect views across the valley.

## FIRST FLOOR LANDING

Taking the staircase from the entrance hall you reach the first-floor landing which features an oak banister with spindle balustrade over the stairwell head. There are two banks of double-glazed windows to the front elevation which have fantastic open aspect views up Bradshaw Rd of open fields. There is inset spotlight to the ceiling, a radiator, a ceiling light point and there is decorative dado panelling.

## BEDROOM ONE

Measurements – 16'0"X14'11"

Bedroom one is a generous proportion double bedroom which has ample space for free standing furniture. The room benefits from wall to wall fitted wardrobes with sliding mirror doors which have hanging rails and shelving in situ. There is both inset spotlighting to the ceilings and a central ceiling light point, a radiator and a bank of double-glazed windows to the rear elevation, which has fantastic open aspect views towards Castle Hill. The principal bedroom has a television point, and an oak door leads to the en-suite shower room.



## EN- SUITE SHOWER ROOM

The en- suite shower room features a modern contemporary three-piece-suite which comprises of a fixed frame shower cubicle with thermostatic rainfall shower and with separate handheld attachment, a wall hung wash hand basin with Chrome monoblock mixer tap and a low level w.c. with push button flush there is attractive tiling to the walls, a chrome ladder style radiator and an extractor fan, additionally there is a double-glazed window with obscure glass to the rear elevation, extractor fan and shaver point and inset spotlighting.



## BEDROOM TWO

Measurements – 15'10" X 11'5"

Bedroom two is a generous proportioned light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation, again with fabulous panoramic views across the valley, there is a central ceiling light point, a radiator, television point and an oak door provides access to the shared Jack and Jill en-suite shower room with bedroom three.



## JACK AND JILL EN-SUITE

The Jack and Jill en-suite shower room features a white three-piece-suite comprising fixed frame shower cubicle with thermostatic shower, a low-level w.c. with push button flush and a pedestal wash hand basin with chrome monobloc mixer tap. There is contrasting tiling to the walls and splash areas, inset spotlight into the ceiling and a chrome ladder style radiator. Additionally, there is a double-glazed skylight window to the rear elevation and an extractor fan and motion stop sensor for the lights.



### BEDROOM THREE

Measurements – 14'7" X 12'10"

A double bedroom which has ample space for freestanding furniture, there is a bank of double-glazed windows to the front elevation which has pleasant open aspect views over rooftops of open fields and rolling countryside. There are two ceiling light points, a television point, radiator and an oak door provides access to the shared Jack and Jill en-suite shower room.



### BEDROOM FOUR

Measurements – 12'4" X 8'10"

Bedroom four is a generous proportioned dual aspect double bedroom which has ample space for free standing furniture. There are banks of windows to both the side and front elevations, a ceiling light point, radiator and a useful under eaves storage cupboard.



## HOUSE BATHROOM

The house bathroom features a luxury three-piece suite which comprises freestanding double ended bathtub with wall mounted mixer tap, a low-level w.c. with push button flush and a squared pedestal wash hand basin with chrome mixer tap. There are contrasting tiling to the walls and tiled flooring, inset spotlighting to the ceiling, chrome ladder style radiator, extractor fan and a LED backlit vanity mirror



## EXTERNAL FRONT

Externally to the front the property features a tarmacadam double tandem driveway providing off street parking for multiple vehicles. The front garden is laid predominantly to lawn with lawn areas at either side of the driveway sweeping across both sides of the property. There are low maintenance, pebbled raised beds to the front and a mature and well stocked hedge boundary to the side which sweeps across to the rear of the property. There are external up and down lights and a door canopy outside the front door.



**EXTERNAL REAR**

Externally to the rear, the property benefits from a low maintenance and then closed rear garden, which features a lawn area and a flagged patio ideal for both alfresco dining, barbecuing and entertainment. There are well stocked flower and shrub beds. The gardens enjoy pleasant open aspect views across the valley over rooftops. Please note that the property does have an additional hard standing as shown on the aerial view, which is utilised for a garden shed which has historically been utilised for additional parking for a caravan. There are external up and down lights, three external taps and external double plug point and two external security lights.





**EXTERNAL**

Please note that the property does have an additional hard standing as shown on the aerial view, which is utilised for a garden shed which has historically been utilised for additional parking for a caravan.





## **ADDITIONAL INFORMATION**

EPC rating – B  
Property tenure – Leasehold  
Local authority – Kirklees Council  
Council tax band – E

## **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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## **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**

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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 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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### MAIN CONTACTS

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