

Simon Blyth
ESTATE AGENTS



WOOD VIEW, FAR BANKS, HONLEY, HD9 6NW



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

A DELIGHTFUL, PERIOD, SEMI-DETACHED, FIVE-BEDROOM HOME IN A LOVELY LOCATION JUST OUT OF HONLEY CENTRE, STANDING IN AN ELEVATED POSITION WITH LOVELY VIEWS ACROSS THE VALLEY, THIS HOME HAS MANY PERIOD FEATURES AND A DELIGHTFUL BLEND OF MODERN UPGRADES INCLUDING A STUNNING DINING/LIVING KITCHEN THAT ARE SURE TO PLEASE. WITH GARAGE, PLEASANT GARDENS AND DELIGHTFUL RURAL WALKS NEARBY, THIS UPGRADED HOME MUST BE VIEWED TO BE FULLY UNDERSTOOD. It briefly comprises: Impressive hallway with fabulous staircases, sitting room with bay window and views, large dining/living kitchen with glazed doors out to the rear garden, side entrance hallway/boot room, w.c./utility room, fabulous cellar, large, first-floor landing, three bedrooms including two doubles on the first floor with luxury house bathroom, two further bedrooms and en suite on the top floor with a delightful study landing. Period style garage, parking, delightfully enclosed gardens and all presented to a high standard.

Offers Around £580,000

ENTRANCE & HALLWAY

A particularly beautiful entrance door, being of a period design with glazed and leaded panels with an attractive, coloured, leaded and glazed over light gives access through to the entrance hallway. This is a particularly large entrance hallway, once again, with many period features including a stunning staircase with polished, timber newel posts, handrail and with delightful spindle balustrading and panelling. All is presented to a high standard. The hallway is decorated with coving to the ceiling, picture rail and dado rail. There is a polished, timber, boarded floor. The hallway has a chandelier point with a rose and inset spotlight. A broad opening gives access to a side lobby, from here, twin doors give access to the staircase leading down to the cellar, details of which are to follow and there is a side entrance, timber and glazed door giving access through to the everyday entrance porch/hallway which has a timber and glazed door, windows to two sides, fabulous glass roof, coat hooks to one side, quarry tile flooring and doorway through to the hall with downstairs w.c. which has plumbing in place, wash handbasin and is currently used as a utility room and home for the property's hot water tank and gas central heating boiler, with plumbing for automatic washing machine and space for a dryer. This room has an obscure glazed window.



LIVING ROOM

Measurements – 17'9" into bay x 15'9"

Positioned to the front of the home, this fabulous living room is true to the period and has a lovely view out over the woodland, hence the property's name. This is courtesy of a broad, bay window with window seat beneath. The room is of high ceiling height and has a ceiling rose with central ceiling light point, picture hanging rail/shelf rack, decorative mouldings around the door area, high skirting boards, fabulous, marble fireplace with raised hearth and cast iron, open-fired grate. The room has timber boarded flooring and is presented to a particularly high standard. A doorway from the hallway leads through to the fabulous dining/living kitchen.



DINING LIVING KITCHEN

Measurements – 22'2" x 20'3" max

This is perhaps best demonstrated by a combination of the floor layout plan and photographs which is, once again, presented to an exceptionally high standard. There are lovely views out over the enclosed, rear gardens and direct access out over the gardens is courtesy of timber and glazed doors. The room has a window above these doors and further windows to the kitchen area and a good-sized skylight. The living/dining area has coving to the ceiling, a picture rail, central ceiling light point and polished, timber boarded flooring. The room also has a raised, stone-flagged hearth within the broad chimney breast, which is home for a multi-fuel burning, cast iron stove with glazed door. The timber flooring continues through to the breakfast kitchen area with a fabulous breakfast bar with tiled, stone surface which continues around the remainder of the units. The units are to be found at both the high and low level and incorporate a Belfast-style sink with period mixer taps and a large window giving a pleasant view out over the gardens to the rear. There is an integrated dishwasher, integrated wine racking, integrated trash store and there is also an integrated fridge and freezer. Last, but by no means least is the Smeg, stainless steel range, this with the usual warming ovens and seven ring gas hob. All is presented within the former chimney breast which has a stainless-steel extractor fan with inset spotlighting, and all is presented with high quality ceramic tiling. Above this is a display mantel. The room has three ceiling-light points and a large, display shelf to one side. As previously mentioned, twin doors give access to the cellar.





CELLAR

Measurements – 16'0" x 14'0"

This has stone steps leading down. The cellar has a lobby area and provides a good amount of storage space, and a doorway leads through to the principal cellar. This is particularly large, has a good head-height, display plinths, stones, slab table to the centre of the room and UPVC double glazed window giving views out to the front via a light well. The cellar offers a great amount of potential, or to continue its current usage as great, family storage.



FIRST FLOOR LANDING

From the entrance hall, a staircase rises with spindle balustrading up to the first-floor landing. It has a window giving a pleasant outlook to the side. There is, yet again, high ceiling height to the landing with coving, inset spotlighting and the first-floor landing is decorated with a dado rail with characterful features.



BEDROOM ONE

Measurements – 15'10" x 14'0" max

Positioned to the front, this large, double bedroom has many period features once again. However, the view out over the property's front gardens towards the woodland and across the valley scene is particularly impressive. This is courtesy of twin windows, both being arch topped. The room is decorated to a high standard and has a picture rail, coving to the ceiling with inset spotlighting. A delightful chimney breast with former fireplace and storage cupboards/display plinths to either side. The room also has a bank of in-built robes.



BEDROOM TWO

Measurements – 15'0" x 13'4"

This could also be the principal bedroom, it being of such a good size. It has a lovely view out over the property's rear gardens and fields beyond, inset spotlighting to the ceiling, coving, in-built bedroom furniture, including dressing table, storage cupboards and a bank of in-built robes.



BEDROOM THREE

Measurements – 9'0" x 8'0"

A pleasant single room with an outlook to the front, courtesy of an arch-topped window, display shelving and central ceiling light point.



HOUSE BATHROOM

Measurements – 9'0" x 7'9"

A good-sized bathroom with an outlook to the rear with delightful flooring, high ceiling height with inset spotlighting, beautiful pine storage cupboard, all is decorated to a high standard. It has an extractor fan, period bath with chrome mixer taps and shower head, shower rail and ceramic tiling where appropriate, period style wash handbasin and long-distance views. There is a separate w.c. adjoining. This has an obscure glazed window, low level w.c., attractive flooring and ceiling light.



HOME OFFICE STUDY

From the first-floor landing, a doorway gives access to a staircase which leads up to the top floor level. Here there is a top floor landing, which is currently used as a home office/study. This delightful space has a high, angled ceiling, inset spot lighting and features the beautiful spindle staircase and has window giving a pleasant view to the side. A doorway leads through to bedroom four.



BEDROOM FOUR

Measurements – 16'0" x 9'0"

A good-sized double room with a window, giving a lovely view out to the front, across the valley with hills and woodland on display. The room has a high, angled and beamed ceiling, inset spotlighting, delightful, period-style fireplace with open fire grate.



EN-SUITE

The en-suite is beautifully fitted and has a three-piece suite in white comprising a low-level w.c., pedestal wash handbasin and good-sized shower with chrome fittings, appropriate decorative tiling, skylight, inset spot lighting and ceramic tiled flooring.



BEDROOM FIVE / DRESSING ROOM

Measurements – 9'5" x 7'6"

With a connecting door through to the en-suite, this unusual arrangement is perhaps best demonstrated by the floor layout plan within the brochure, however, this room could be used as a separate bedroom. It has a skylight, inset spotlighting, high, angled and beamed ceiling and has a connecting door from the landing and to the en-suite. The combination of the three rooms is particularly flexible, making a delightful bedroom suite with dressing area and en-suite or indeed use as separate areas.



ADDITIONAL INFORMATION

It should be noted that the property has gas-fired central heating and double glazing. Carpets, curtains and certain other extras may be available under separate negotiation.

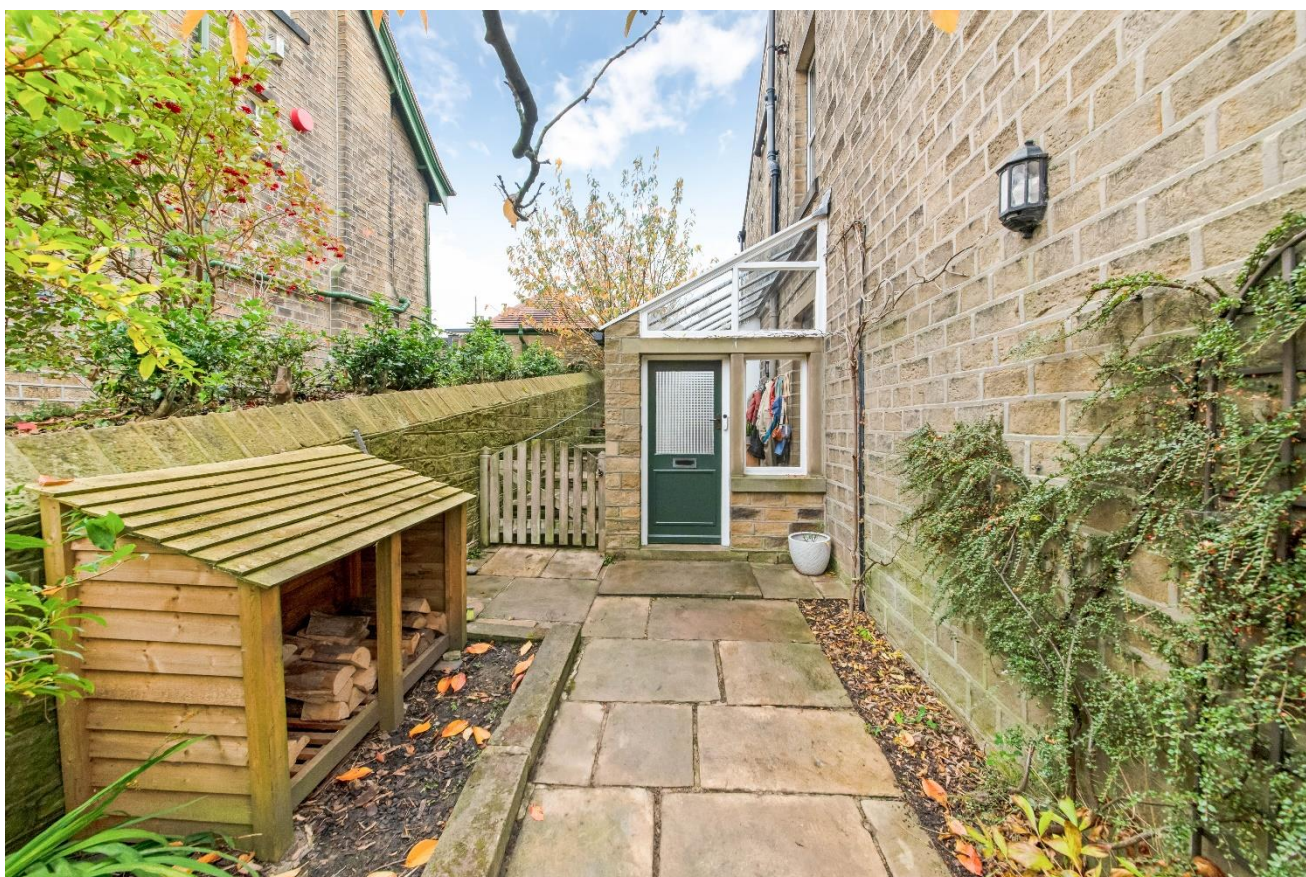
EXTERNAL

The property occupies a fabulous position on Far Banks, which is a relatively level walk into Honley village on the road between Honley and Holmfirth. In an elevated position, the property enjoys a lovely view out over the woodland with the road in the bottom and long-distance views above. Pedestrian access is gained from Far Banks directly in front of the home, whilst vehicular access is a little further down with a driveway serving other properties as well and giving access to the property's garage and pedestrian access to the rear entrance to the property.



GARDENS

To the front, the property has a lovely stone-flagged patio/sitting out area, shaped lawn and with mature shrubbery and trees, there is a delightful stone-flagged pathway leading down to a period, timber gate, where stone gate posts proudly present the property's name and number onto Far Banks. To the side of the home, there is a continuation of the stone, flagged, sitting out area with wood store and timber gate leading through to further stone flags which reach up to the rear garden area. This is on two levels. There is a large stone flagged terrace and stone walling to the rear which gives a particularly sunny aspect and a pleasant view back towards the home. There is an artificial grass lawned area with delightful stone walling and raised flowering and herbaceous beds and steps lead up to a wrought iron gate with stone gate posts leading out to the rear. This area gives access to the property's further land which includes a detached, timber garage with a further parking space to the side. This to the side, has a flagged surface in part and retaining stone walling.







GARAGE

The garage is of a good size and has twin, timber doors and two windows to the side.





ADDITIONAL INFORMATION

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

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

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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.

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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

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259