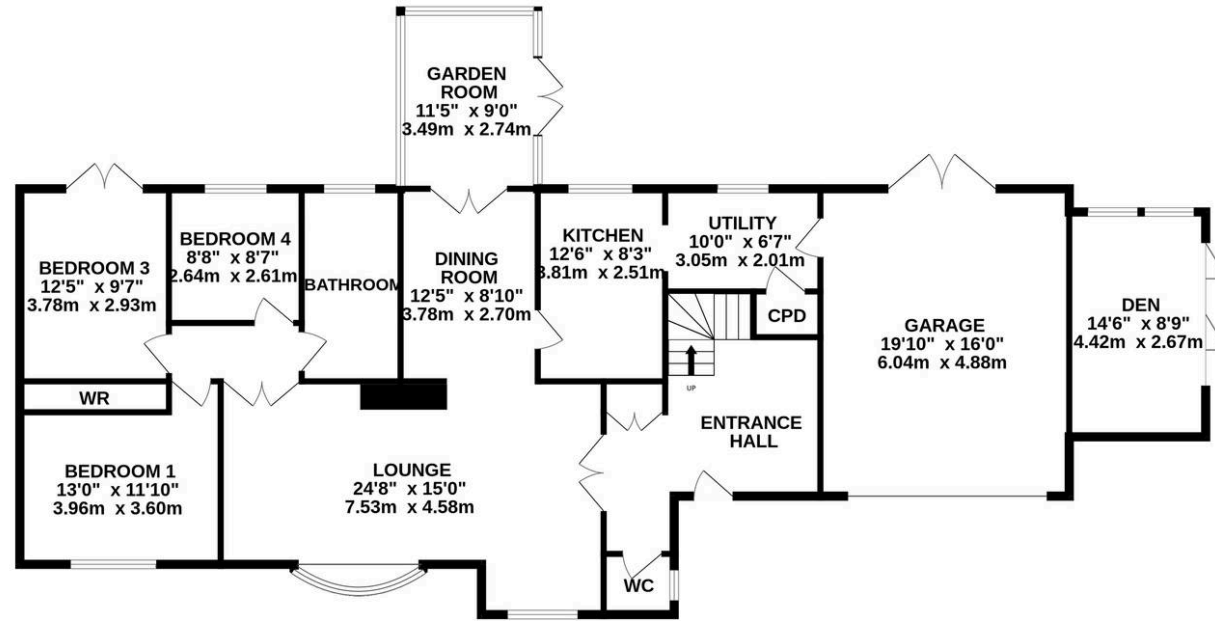




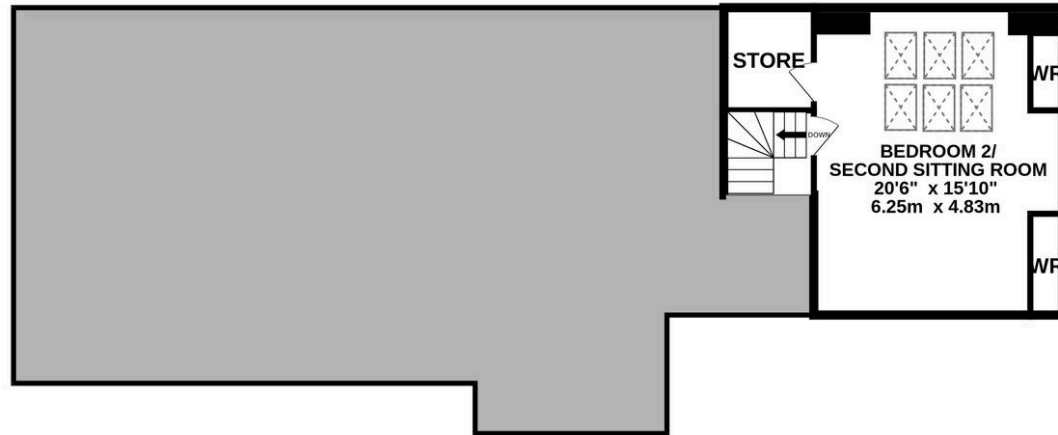
23 South Croft, Upper Denby
Huddersfield, HD8 8UA

Offers in Region of **£660,000**

GROUND FLOOR



1ST FLOOR



SOUTH CROFT

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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23 South Croft

Upper Denby, Huddersfield, HD8 8UA

A STUNNING, DETACHED BUNGALOW IN THE MAJORITY, WITH A FABULOUS POSITION OVERLOOKING WONDERFUL VIEWS TOWARDS CAWTHORNE AND GUNTHWAITE. BOASTING A LARGE GARDEN, EXTENSIVE DRIVEWAY, ATTACHED DOUBLE GARAGE, AND ENCLOSED HOBBY/YARD AREA, THIS HOME HAS JUST ABOUT EVERYTHING ON OFFER. WITH A FIRST FLOOR RECEPTION ROOM/BEDROOM TWO, A FABULOUS GARDEN ROOM AND A DEN/PARTY ROOM, THIS FOUR-BEDROOM HOME BENEFITS FROM A HUGE AMOUNT OF SPACE INTERNALLY AND EXTERNALLY.

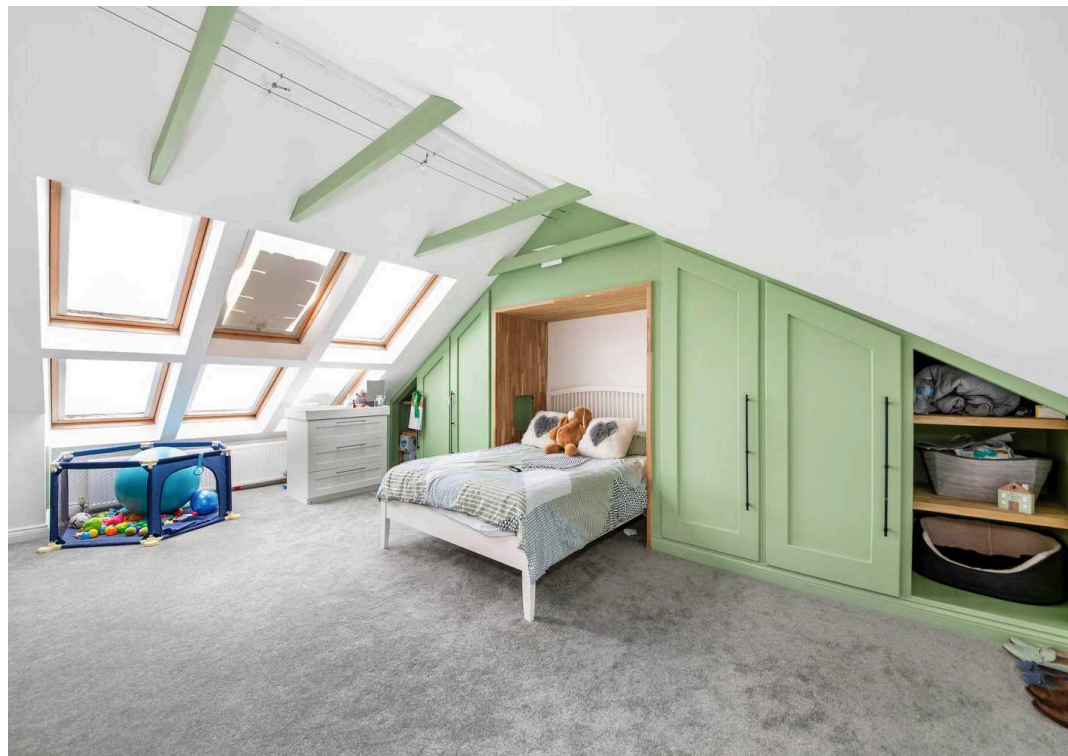
The accommodation briefly comprises an impressive entrance hallway, large lounge, kitchen, utility room, w.c., house bathroom, dining room, garden room, three double bedrooms, den, and double garage to the ground floor. To the first floor is an impressive second sitting room/bedroom. The property benefits from a fabulous village location.

Tenure Freehold.

Council Tax Band E.

EPC Rating D.





GROUND FLOOR

ENTRANCE

Enter into the property through a high-quality entrance door with the upper portion being etch-glazed. The impressive entrance hallway features attractive flooring, double-height ceiling with chandelier point, built-in storage cupboards, a doorway leading into the w.c., and a staircase with spindle balustrading which leads up to bedroom two/second sitting room.

W.C.

The w.c. features ceramic tiling to the full ceiling height, attractive flooring, an obscure glazed window, a chrome central heating radiator/heated towel rail, and a two-piece suite comprising a low-level w.c. and a pedestal wash hand basin.

LOUNGE

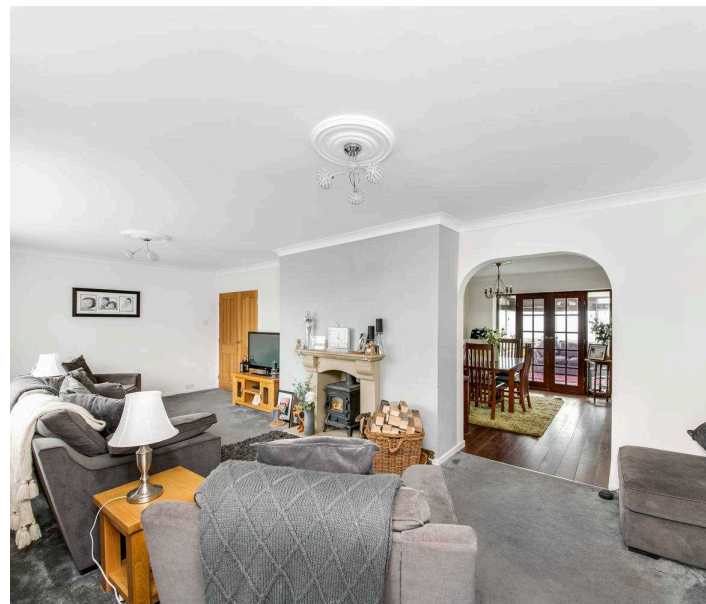
24' 8" x 15' 0" (7.52m x 4.57m)

Twin oak doors with glazing give access through to the lounge. This large room features two sets of windows, including one which is a broad bay, giving a pleasant outlook to the front, two ceiling light points with ceiling roses, coving to the ceiling, a broad chimney breast with stone fireplace, raised stone hearth and a wood-burning, cast-iron stove with glazed door. A broad opening leads into the dining room.

DINING ROOM

12' 5" x 10' 10" (3.78m x 3.30m)

The dining room, once again, features attractive flooring, a central ceiling light point with ceiling rose, decorative coving, and a glazed screen with twin glazed doors within which gives access through to the garden room.





GARDEN ROOM

11' 5" x 9' 0" (3.48m x 2.74m)

The garden room offers a stunning view out over the property's gardens and adjoining fields, with long-distance views towards Cawthorne and Gunthwaite. The garden room features a continuation of the attractive flooring, high-specification ceiling, a central ceiling light point, two central heating radiators, glazing to three sides, and twin glazed doors giving direct access out to the gardens.

KITCHEN

12' 6" x 8' 3" (3.81m x 2.51m)

The kitchen is fitted with a wealth of oak units to the high and low levels with attractive, granite working surfaces. There is an inset Rangemaster one-and-a-half-bowl stainless steel sink with mixer tap over, an integrated dishwasher, built-in fridge and freezer, glazed display cabinets, a Belling range oven, and a five-ring gas hob with extractor fan over. There is inset spotlighting to the ceiling, ceramic tiled flooring, and a window giving a fabulous long-distance view. An opening then leads through the utility/second kitchen area.



UTILITY ROOM

10' 0" x 6' 7" (3.05m x 2.01m)

The utility room features a continuation of the ceramic tiled flooring, inset spotlighting to the ceiling, a window giving a long-distance view, a chrome central heating radiator/heated towel rail, a useful understairs store/pantry cupboard, and a stable-style door giving direct access to the property's large double garage. There are units to both the high and low levels with granite working surfaces, a stainless-steel sink unit, plumbing for an automatic washing machine, and space for a dryer.

INNER HALLWAY

Twin doors from the lounge lead into an inner hallway which has doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

13' 0" x 11' 10" (3.96m x 3.61m)

Bedroom one is a large double bedroom which benefits from a lovely outlook to the front and a bank of built-in wardrobes, attractive flooring, coving to the ceiling, a central ceiling light point, and provisions for a wall-mounted television.

BEDROOM THREE

12' 5" x 9' 7" (3.78m x 2.92m)

Bedroom three is a pleasant double room with twin glazed doors leading out to the rear garden, inset spotlighting to the ceiling, provisions for a wall-mounted television, and attractive flooring.

BEDROOM FOUR

8' 8" x 8' 7" (2.64m x 2.62m)

Bedroom four is a pleasant single bedroom with an outlook to the rear. There is inset spotlighting to the ceiling and provisions for a wall-mounted television.





HOUSE BATHROOM

The house bathroom is a good-sized bathroom fitted with a four-piece suite which comprises of a double-ended bath with mixer tap over, a low-level w.c., a pedestal wash hand basin, and a shower cubicle with chrome fixings. There is ceramic tiled flooring, ceramic tiling to the full ceiling height, a chrome central heating radiator/heated towel rail, a loft access point, inset spotlighting to the ceiling, and a cupboard which houses the Worcester gas-fired central heating boiler.

DEN

14' 6" x 8' 9" (4.42m x 2.67m)

Adjoining the home at the other side of the garage is a den, which makes an ideal party room or home office/studio. This fabulous room features bi-fold doors which lead out onto a large stone terrace, stone flagged floors within, twin windows, a high-angled ceiling, and provisions for a wall-mounted television. There is also a party kitchen area which features antique brickwork, granite display surfaces, inset spotlighting, and a high-specification grill with extractor fan over.



FIRST FLOOR

BEDROOM TWO / SECOND SITTING ROOM

20' 6" x 15' 10" (6.25m x 4.83m)

From the principal entrance hallway, a staircase rises up to bedroom two / second sitting room. This versatile and stylish room is currently utilised as a bedroom with built-in wardrobes, a fabulous ceiling height, and an array of windows including 6 Velux windows. The room offers views over neighbouring farmland and beyond, and features a doorway which leads into a good sized store.

EXTERNAL

GARDENS

The location of 23 South Croft must be viewed to be fully understood and appreciated. Sitting at the head of a delightful, well maintained cul-de-sac with wonderful rural views towards Emley Moor, Cawthorne and Ingbirchworth. The property's large garden features a stone flagged patio area, a delightful pond, and mature trees and shrubbery. There is a large driveway offering ample parking (6/7 vehicles) to the front of the home which then leads to the attached double garage. Gates lead through to a further driveway for 5/6 vehicles, which then proceeds into the yard area, which is positioned in the furthest corner of the plot and is a very useful space.

GARAGE

Double Garage

DRIVEWAY

8 Parking Spaces





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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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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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