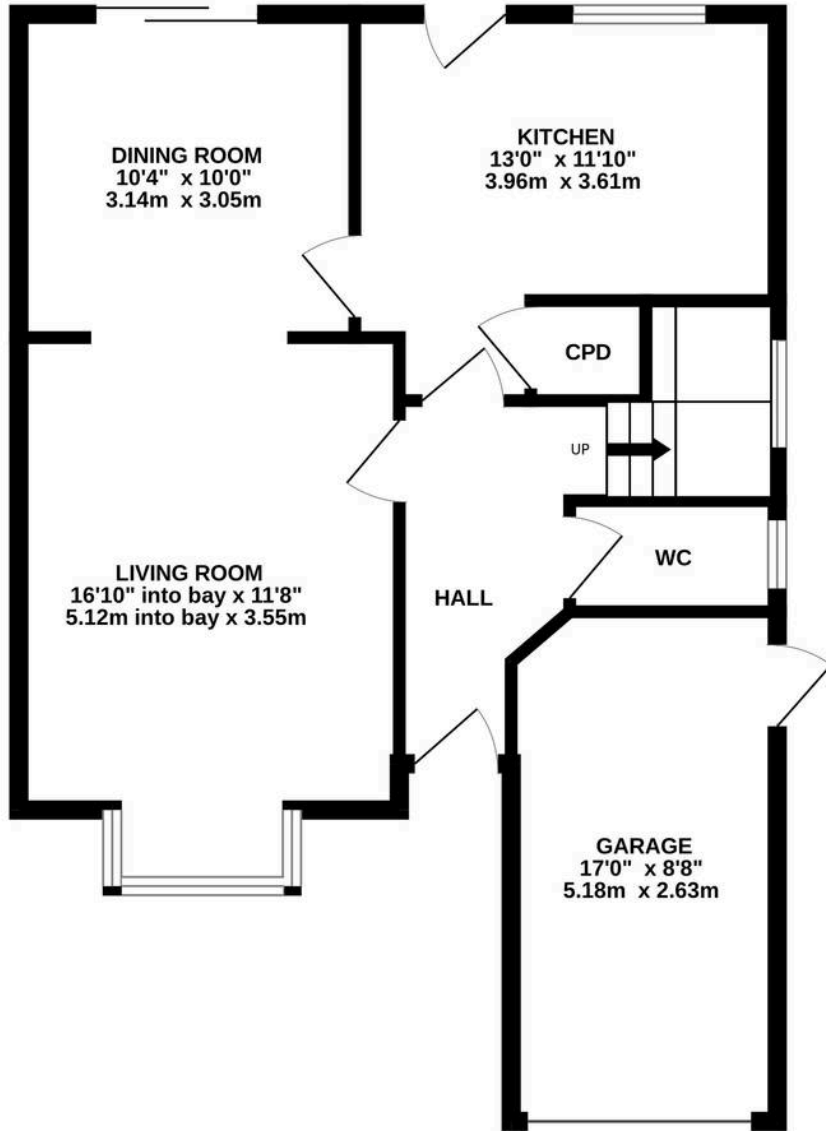




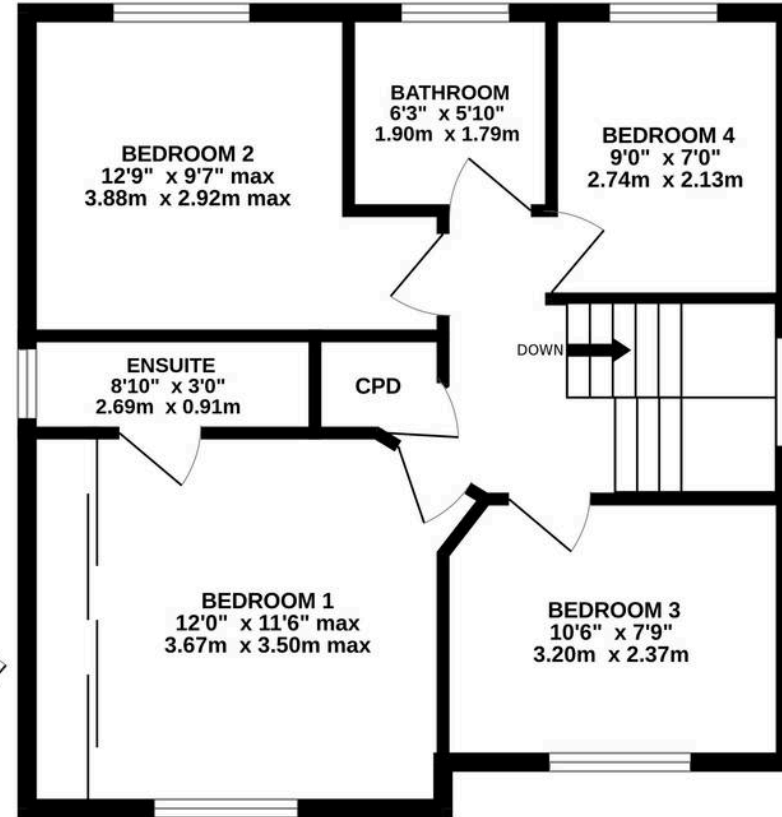
7 Thornleigh Drive, Liversedge
Liversedge, WF15 6HP

Offers in Region of **£375,000**

GROUND FLOOR



1ST FLOOR



THORNLEIGH DRIVE

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.
Made with Metropix ©2024



7 Thornleigh Drive

Liversedge, WF15 6HP

NESTLED ON THE FRINGES OF A PRIVATE, QUIET CUL-DE-SAC IS THIS DETACHED, FOUR-BEDROOM, FAMILY HOME. OCCUPYING A GENEROUS CORNER PLOT WITH PLEASANT TREE LINED BOUNDARIES. THE PROPERTY IS LOCATED IN THE POPULAR VILLAGE OF LIVERSEDGE, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND IN CATCHMENT FOR WELL-REGARDED SCHOOLING. VIEWINGS ARE ADVISED TO TRULY APPRECIATE THE SPACIOUS ACCOMMODATION AND FABULOUS PLOT ON OFFER.

The property accommodation briefly comprises of entrance hall, downstairs w.c., lounge, dining room and breakfast kitchen to the ground floor. To the first floor there are four well-proportioned bedrooms and the house bathroom, bedroom one benefiting from en-suite shower room. Externally, there is a driveway and the garage to the front, to the side of the property is a low maintenance wildflower garden and to the rear is a flagged patio, lawn area, and a hardstanding with space for a hot tub.

Tenure Freehold.

Council Tax Band D.

EPC Rating C.



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a multi-panel timber and glazed door with obscure glazed and stained glass inserts with leaded detailing. The entrance hall features decorative coving to the ceiling, two ceiling light points, a radiator, and multi-panel timber doors providing access to the downstairs w.c., breakfast kitchen, and lounge.

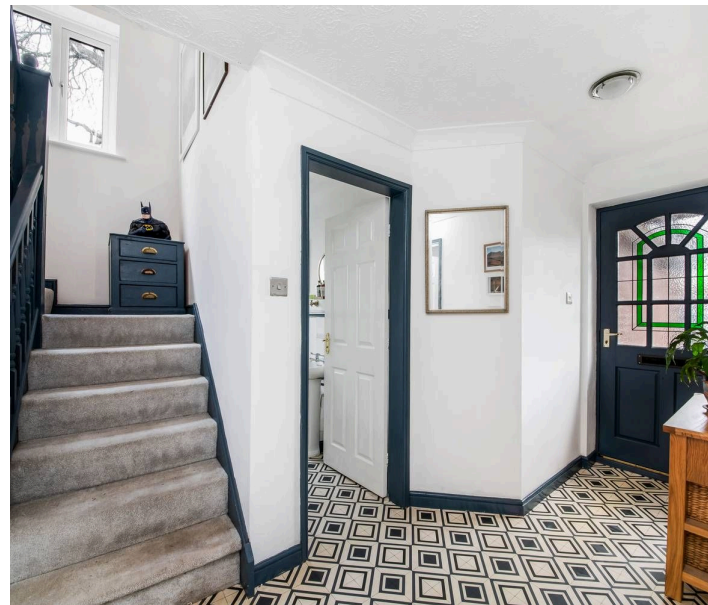
DOWNSTAIRS W.C.

The downstairs w.c. features a white two-piece suite which comprises of a low-level w.c. and a pedestal wash hand basin with tiled splashback. There is a decorative dado rail, a radiator, a ceiling light point, and a double-glazed window with obscure glass and tiled window sill to the side elevation.

LOUNGE

16' 10" x 11' 8" (5.13m x 3.56m)

The lounge is a generously proportioned, light and airy reception room with a double-glazed bank of bayed windows to the front elevation with leaded detailing and plantation shutters. There is high-quality laminate wood flooring, decorative coving to the ceiling, a central ceiling light point, two wall light points, and a radiator. The focal point of the room is the living flame effect gas fireplace with marble inset and hearth and ornate timber mantle surround. A double arched doorway leads seamlessly into the dining room.





DINING ROOM

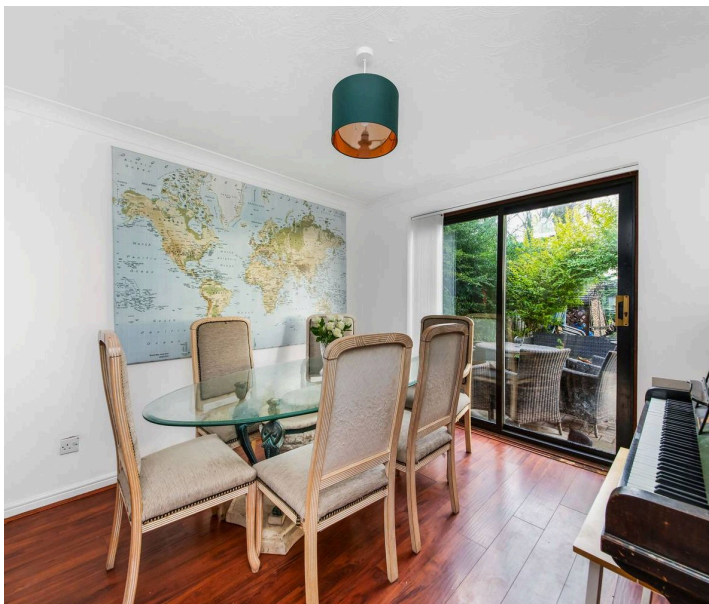
10' 4" x 10' 0" (3.15m x 3.05m)

The dining room features a continuation of the high-quality laminate wood flooring, as well as decorative coving to the ceiling, a central ceiling light point, and a radiator. There are double-glazed sliding patio doors to the rear elevation which provide a pleasant outlook across the property's rear garden and seamless access to the rear patio. A multi-panel door then leads into the breakfast kitchen.

BREAKFAST KITCHEN

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

The breakfast kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a one-and-a-half bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances, including a four-ring gas hob with integrated cooker hood over and an electric oven. There is plumbing and provisions for an automatic washing machine and dishwasher, and space for a tumble dryer and a tall-standing fridge freezer. The kitchen features glazed display cabinets with leaded detailing, tiling to the splash areas, attractive tiled flooring, a ceiling light point, a bank of double-glazed windows, a radiator, a useful pantry with shelving and tiled flooring, a breakfast peninsula with wine storage beneath, and an external multi-panel timber and glazed door with obscure glazed inserts to the rear elevation. The kitchen also houses the wall-mounted combination boiler.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance hall, you reach the first floor landing, which features a wooden banister with spindle balustrade over the stairwell head, a bank of double-glazed windows to the side elevation, a ceiling light, and a loft hatch providing access to a useful attic space. Multi-panel timber doors provide access to four bedrooms, the house bathroom, and an airing cupboard.

BEDROOM ONE

12' 0" x 11' 6" (3.66m x 3.51m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows with leaded detailing to the front elevation, laminate flooring, a radiator, a ceiling light point, and wall-to-wall fitted wardrobes with hanging rails, shelving and sliding mirrored doors in situ. A multi-panel door provides access to the en-suite shower room.

BEDROOM ONE EN-SUITE SHOWER ROOM

8' 10" x 3' 0" (2.69m x 0.91m)

The en-suite shower room features a modern three-piece suite comprising of a low-level w.c. with push-button flush, a broad wash hand basin with vanity drawers beneath and chrome Monobloc mixer tap, and a fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment. The en-suite shower room features tiling to the splash areas and panelling by the shower cubicle, inset spotlighting to the ceiling, and a chrome ladder-style radiator. Additionally, there is attractive tiled flooring, a double-glazed window with obscure glass and high-gloss brick effect tiled sill, and an extractor vent.





BEDROOM TWO

12' 9" x 9' 7" (3.89m x 2.92m)

Bedroom two is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation which provide a pleasant view across the property's gardens, laminate flooring, a ceiling light point, and a radiator.

BEDROOM THREE

10' 6" x 7' 9" (3.20m x 2.36m)

Bedroom three can accommodate a double bed with space for freestanding furniture. The room is currently utilised as a walk-in wardrobe / dressing room. There is a bank of double-glazed windows with leaded detailing to the front elevation, a ceiling light point, a radiator, and high-quality laminate flooring.

BEDROOM FOUR

9' 0" x 7' 0" (2.74m x 2.13m)

Bedroom four can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, a ceiling light point, a radiator, and laminate flooring.



Simon Blyth
ESTATE AGENTS



HOUSE BATHROOM

6' 3" x 5' 10" (1.91m x 1.78m)

The house bathroom features a contemporary three-piece suite comprising of a low-level w.c. with push-button flush, a broad wash hand basin with vanity cupboard beneath, and a panel bath with thermostatic rainfall shower over, separate handheld attachment and glazed shower guard. There is attractive tiling to the walls and floors, a panelled ceiling with inset spotlighting, an extractor fan, a chrome ladder-style radiator, an LED backlit vanity mirror, and a double-glazed window with obscure glass to the rear elevation.



EXTERNAL

FRONT GARDEN

The property occupies an impressive corner plot and features a tarmacadam double driveway providing off-street parking for two vehicles and leading to the single garage. There is a low maintenance area with flowers, shrubs and trees, and a flagged pathway which leads down the side of the property to the rear garden. A further pathway leads to the front door with door canopy and external light.

REAR GARDEN

Externally to the rear, the property features a block paved patio providing an excellent space for al fresco dining and barbecuing. The patio then leads into a level lawn area with well-stocked flower, tree and shrub beds and an additional low-maintenance patio area, which is home to a hot tub with timber gazebo over. The gardens then extend down the side of the property where there has previously been a vegetable patch and beds but is now a low-maintenance wildflower garden with mature trees and shrubs. A flagged pathway proceeds down the side of the property to the front garden. There is a external tap and double plug points to the rear.



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)

COPYRIGHT

Unauthorised reproduction prohibited.

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 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

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000