



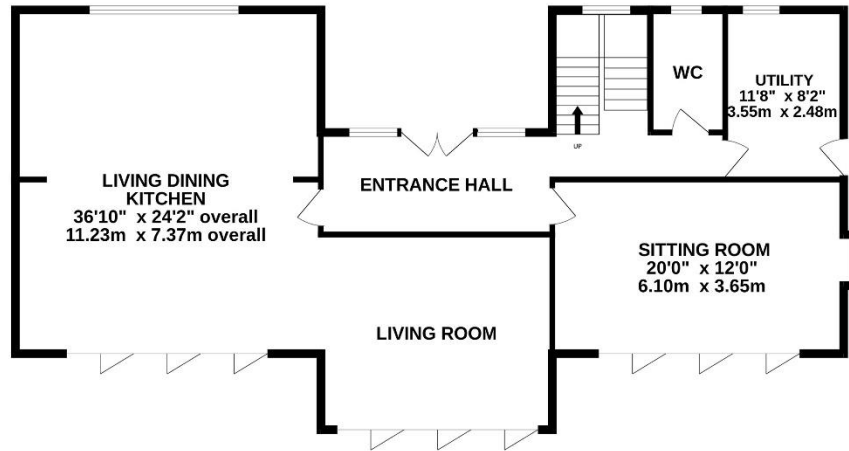
Simon Blyth
ESTATE AGENTS



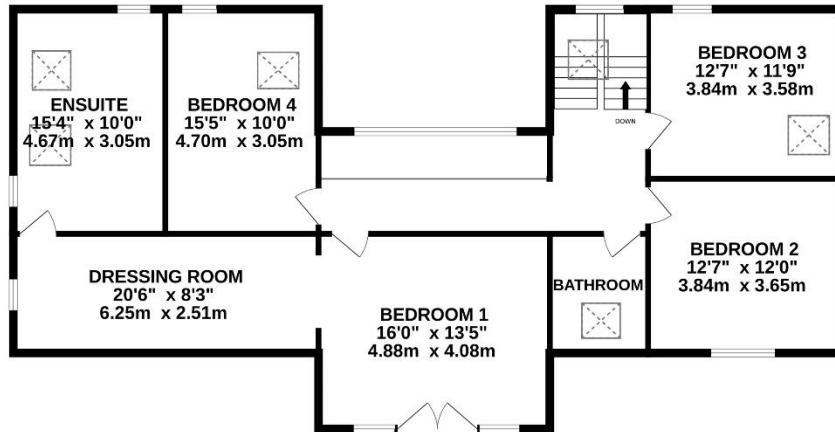
BECKSIDE HOUSE, THUNDERBRIDGE LANE, KIRKBURTON, HD8 0PX



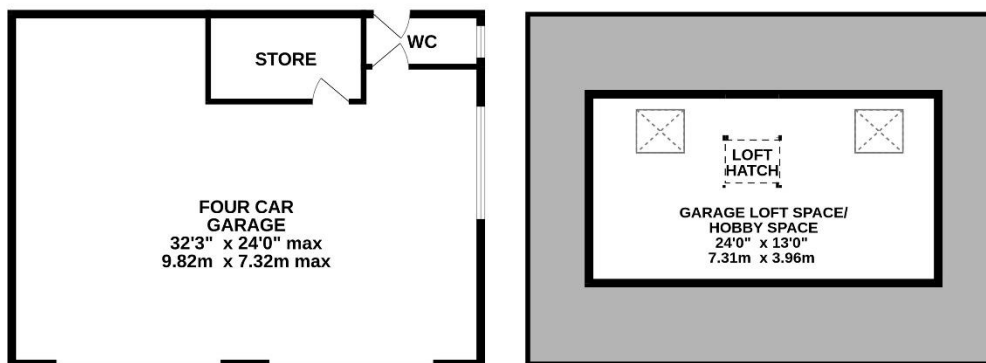
GROUND FLOOR



1ST FLOOR



GARAGE



BECKSIDE HOUSE

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.

PROPERTY DESCRIPTION

A BEAUTIFULLY POSITIONED, MODERN AND EXTREMELY WELL-FINISHED, DETACHED, FAMILY HOME WITH FOUR DOUBLE BEDROOMS AND AN ACCOMMODATION THAT IS EXTREMELY WELL PRESENTED. THIS HIGH-SPECIFICATION, BEAUTIFULLY APPOINTED HOME IS JUST OUT OF THUNDERBRIDGE AND OCCUPIES A PLOT MEASURING APPROXIMATELY ONE ACRE IN A PRIVATE LOCATION. BORDERING ONTO ITS OWN WOODLAND AND NEIGHBOURING AGRICULTURAL FIELDS, THE HOME WAS BUILT JUST A FEW YEARS AGO TO VERY HIGH STANDARDS AND ITS CLEAN, FINISHED LINES AND CLEAN DESIGN ARE SURE TO IMPRESS.

It briefly comprises: galleried entrance hall, setting the scene in terms of size and style, superb sitting room with glazed doors to garden, huge, dining/living kitchen with fabulous kitchen fittings and room size, once again, glazed doors from both the sitting and dining area, utility room, downstairs w.c., impressive first-floor landing, four double bedrooms, bedroom one being a stunning room with balcony and broad windows overlooking the gardens and to the rural view beyond, a fabulous and very large dressing room, huge, high specification ensuite, house bathroom, quadruple garage with separate w.c. and store, loft storage above and impressive, long, brick-set driveway reaching up from the lane.

Offers Around £1,450,000

ENTRANCE HALLWAY

The long driveway leads up to this beautiful, detached home and the central section is beautifully glazed with central oak doors, fitted with high-quality door furniture. This large, glazed section provides a huge amount of natural light and access through to the impressive, double height, first-floor, galleried landing. As the photographs show, this hallway is indicative of the style and finish that is to be found throughout the home. It has wonderful fittings, superb ceiling height with four skylight windows, inset spot lighting, beautiful oak flooring with underfloor heating and a doorway gives access to an understairs storage cupboard and a further door gives access to the downstairs w.c.



DOWNSTAIRS W.C

Beautifully appointed with ceramic tiled flooring, high flush, stylish w.c. with matching Heritage wash hand basin upon a chrome and glazed stand, obscure glazed window and underfloor heating.

SITTING ROOM

Measurements – 20'0" x 12'0"

Once again, with underfloor heating, this room has particularly wide, sliding, glazed doors giving a stunning view out over the property's very private, delightful gardens and a further mature, rural view beyond, once again, which is particularly private. The room has two ceiling light points, provision for a wall-mounted TV and is tastefully decorated. The fireplace comprises of a Yorkshire Stone hearth with a delightful limestone surround which is home for a particularly broad, wood-burning, open-fired grate. A doorway leads through to the superb living/dining kitchen.



LIVING DINING KITCHEN

Measurements – 36'10" x 24'2" overall

The proportions of this room really need to be viewed in person to be fully understood and appreciated. The living area is a very large, delightful space, once again with a huge amount of glazing and glazed doors out to the delightful rear gardens. There is inbuilt furniture, beautiful oak flooring, all once again with underfloor heating.

The dining kitchen area, with its flexibility, once again has glazed doors giving a stunning view out over the huge stone flagged patio and further gardens beyond. To the driveway side, there is a full bank of windows, once again providing a huge amount of natural light and a lovely view over the gardens, driveway and down the drive to the entrance gates.

The kitchen area, once again, is perhaps best demonstrated by a combination of the floor layout plan and photographs which is beautifully appointed. A fabulous array of units is to be found, all with corresponding working surfaces. There is a fabulous island unit, which incorporates a breakfast bar with seating for four. There is also an additional Shaws, period-style sink with Quooker tap over. The island unit also has a Fischer Paykel drawer fridge. The unit incorporates other features including a dishwasher and a housing point for a large, American-style fridge freezer and plumbing for the same. The units also have a Rangemaster oven with the usual warming ovens with induction hob over with five zones, antique-style backcloth, mirror and extractor fan in a delightful canopy over. The island unit has lighting points above and all is presented to a high standard. Across the hallway, a doorway leads through to the utility room.





UTILITY ROOM

Measurements – 11'8" x 8'2"

Once again, this has underfloor heating to which particularly stylish ceramic tiled flooring. There are units at both the high and low level, of a particularly stylish nature: Silestone working surfaces, Belfast-style sink with sophisticated mixer tap over, window to the side, stable door with the upper portion being glazed and last but by no means least, integrated double washing machines and integrated double tumble dryers.



STAIRCASE

This, of particularly high quality and with wrought-iron balustrading and broad oak handrails, turns, courtesy of a half-landing and feature window up to the large, first-floor landing. This, as previously mentioned, is galleried and takes full advantage of the broad glazing/windows to the front, giving a pleasant outlook down the driveway and the four, large, skylight windows. There is inset spotlighting and chandelier points. A doorway leads through to bedroom one.



BEDROOM ONE

Measurements – 16'0" x 13'5"

This is a stunning, double room with a fabulous view out over the property's gardens and neighbouring farmland. The room, as the photographs suggest, is beautifully presented and benefits from air conditioning. It has a chandelier point, is decorated to a high standard and has a doorway leading through to the stunning dressing room.



DRESSING ROOM

Measurements – 20'6'' x 8'3''

This dressing room has a beautiful bank of six skylight windows, these are of a solar-powered, black-out blind and rain-sensor-close feature. There is oak flooring, further window to the side, inset spot lighting, a full bank of high-specification inbuilt robes and a beautiful array of drawers with centrally located dressing table with delightful working surface.



ENSUITE

Measurements – 15'4'' x 10'0''

A very large, impressive room with two windows and further skylight window. There is a concealed w.c., Victoria and Albert shaped bath with standalone tap, chrome, heated towel rail, bathroom TV and further heated towel rail and remote ON/OFF to the huge shower with fabulous fittings. Also, a bespoke, twin vanity units with Roca inset wash handbasins with matching taps above and storage cupboards beneath. There is a delightful mirror, wall lighting, inset spotlighting and further heated towel rail in chrome. There is underfloor heating to the ensuite.



BEDROOM TWO

Measurements – 12'7'' x 12

Once again, this is in an impressive position within this lovely family home. It has a large amount of windows, once again, perhaps best demonstrated by the photographs. There are solar powered, black-out blinds with rain-sensor closing. The room is also fitted with air conditioning.



BEDROOM THREE

Measurements – 12'7'' x 11'9

Once again, fitted with air conditioning, this has a skylight window of a good size and a further window, giving a pleasant view out to the driveway side. This room is decorated to a high standard. Please note that the skylight window has a solar-powered, black-out blind, and fitted with Perfect Fit style thermal and blackout blinds.



BEDROOM FOUR

Measurements – 15'5" x 10'0"

Once again, fitted with air conditioning, this good-sized double bedroom has a bank of inbuilt robes, a skylight window with blackout blind, a further window and a doorway is fitted for future proofing with regards to alternative layouts if so desired.

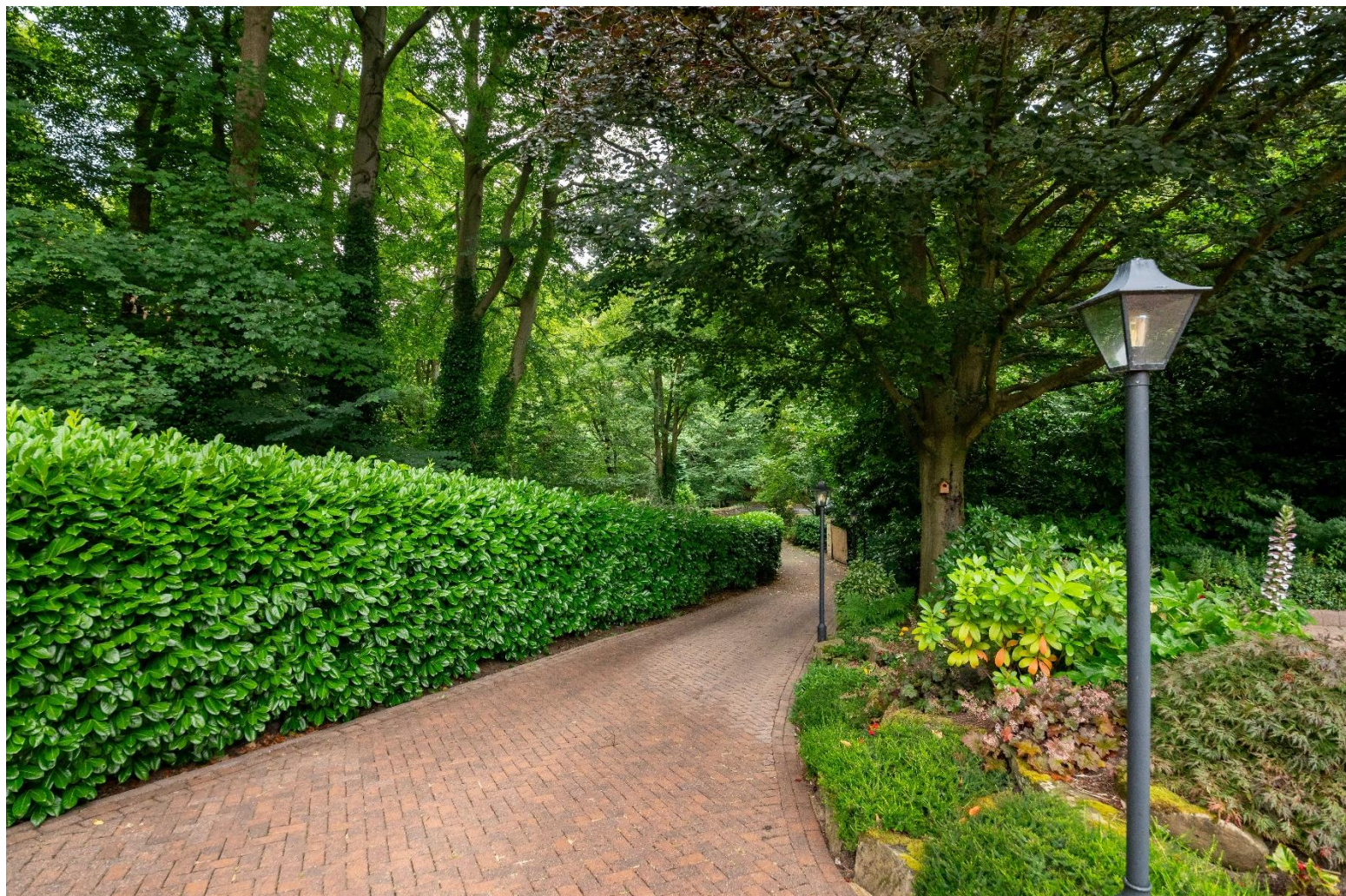
BATHROOM

With underfloor heating, once again, the good-sized house bathroom has a solar-powered and rain-sensor closing skylight. There is ceramic tiling to the full ceiling height, inset spot lighting and it is fitted with a four-piece, stylish suite. This includes bath, good-sized shower with high quality chrome fittings, low-level w.c. and vanity unit with wash handbasin, mixer tap and storage cupboards beneath. There is also a heated towel rail in chrome.



OUTSIDE

Standing in approximately one acre, Beckside House has a remarkable position on the lane down to Thunderbridge and there is a babbling brook/river which is adjacent to the home. This is at a lower level and a delightful bridge gives access across to the neighbouring fields and to the property's private driveway. Here there are electric gates. This leads up through the large amount of natural woodland which is to be found at the lower area and at the upper area and gives a great deal of security and privacy from the main road. The driveway which is brick set is superb and provides a huge amount of parking and turning space. It gives access to the impressive entrance area to the home and is particularly impressive.



GARAGING

Measurements – 32'3'' x 24'0'' max

There is a detached, quadruple garage block, this with two sets of broad, double-sized, up-and-over doors, giving access to the quadruple garage. The garage has a storeroom of a good size and a w.c. There is also a hatch up to the first-floor level where there are two large skylight windows once again, and a good amount of storage/hobby space. It should be noted that the garage has a personal door to the side and is decorated to a high standard.



GARDENS

As can be seen from the photographs, the gardens are superbly maintained and have been designed to be of relative low maintenance. The standard of finish, including the beautiful Yorkshire Stone flags and stone walling, is exceptional. The landscaping has been done extremely thoughtfully and the location of the garden in the South-Westerly orientation which gets the sun for the majority of the day. To the side of the home, there is a vegetable garden with raised beds and greenhouse. The full-width stone flagged patio runs across the rear of the home and a further area of a particularly good size gives a large amount of external dining and play space. The raised lawn is well-maintained and has flowering beds. There is a delightful tree and a planted border beneath and in the top corner of the garden there is a hot tub in a prime location, covered by a delightful, timber construction with slate roof.







ADDITIONAL INFORMATION

It should be noted that the property has external lighting, high-quality double glazing and a CCTV system. The property has gas-fired central heating, and it should be noted that while ever the property has radiators on the ground and first floor, the ground floor is also fitted with underfloor heating and the radiators are seldom used. Carpets, curtains and certain other extras are available by separate negotiation.

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

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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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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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



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