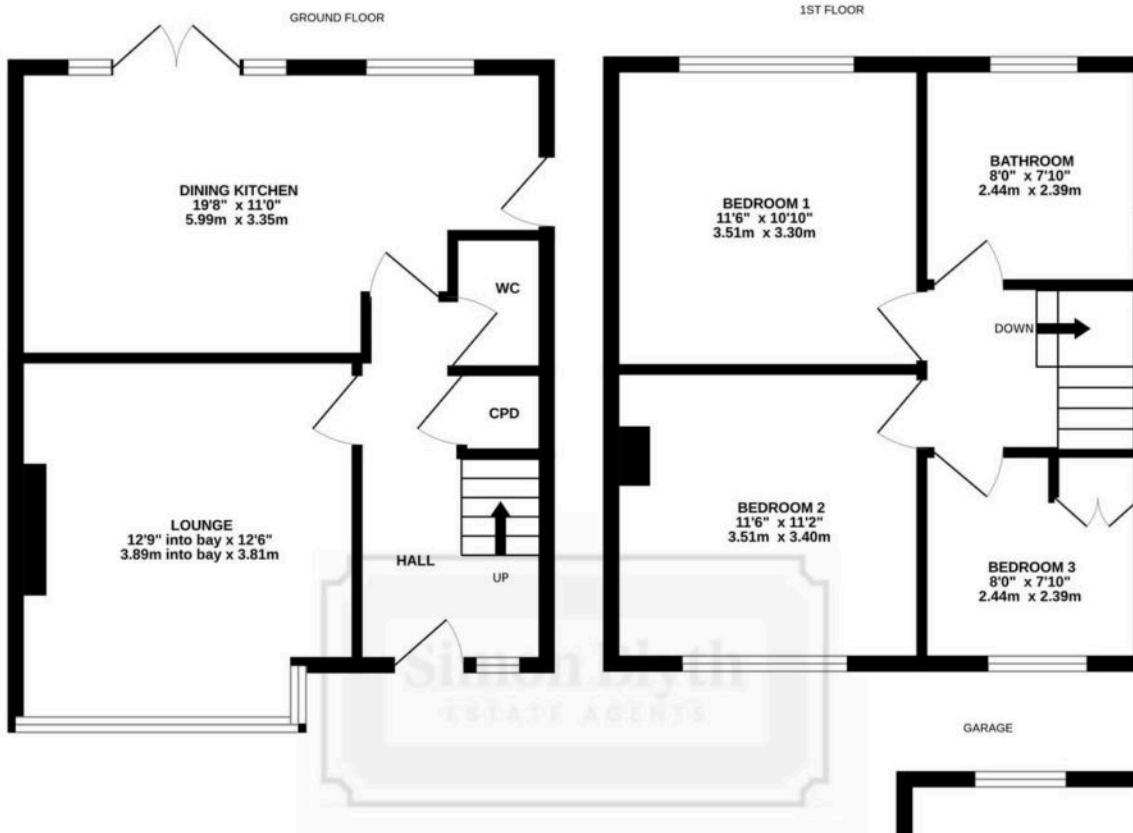




Hollybank Avenue, Upper Cumberworth

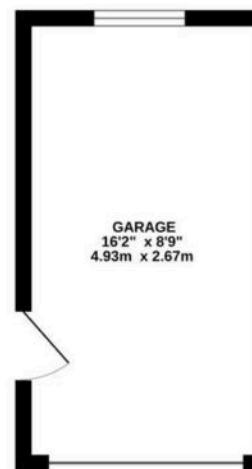
Huddersfield, HD8 8NY

Offers in Region of £320,000



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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7 Hollybank Avenue

Upper Cumberworth, HD8 8NY

AN EXCEPTIONALLY PRESENTED, THREE-BEDROOM FAMILY HOME SITUATED IN THE HIGHLY DESIRABLE VILLAGE OF UPPER CUMBERWORTH AND ENJOYING SUPERB OPEN-ASPECT VIEWS ACROSS THE VALLEY. THE PROPERTY BENEFITS FROM AN OPEN-PLAN DINING KITCHEN, LUXURY FOUR-PIECE HOUSE BATHROOM, THREE WELL-PROPORTIONED BEDROOMS, A DRIVEWAY, AND A DETACHED GARAGE.

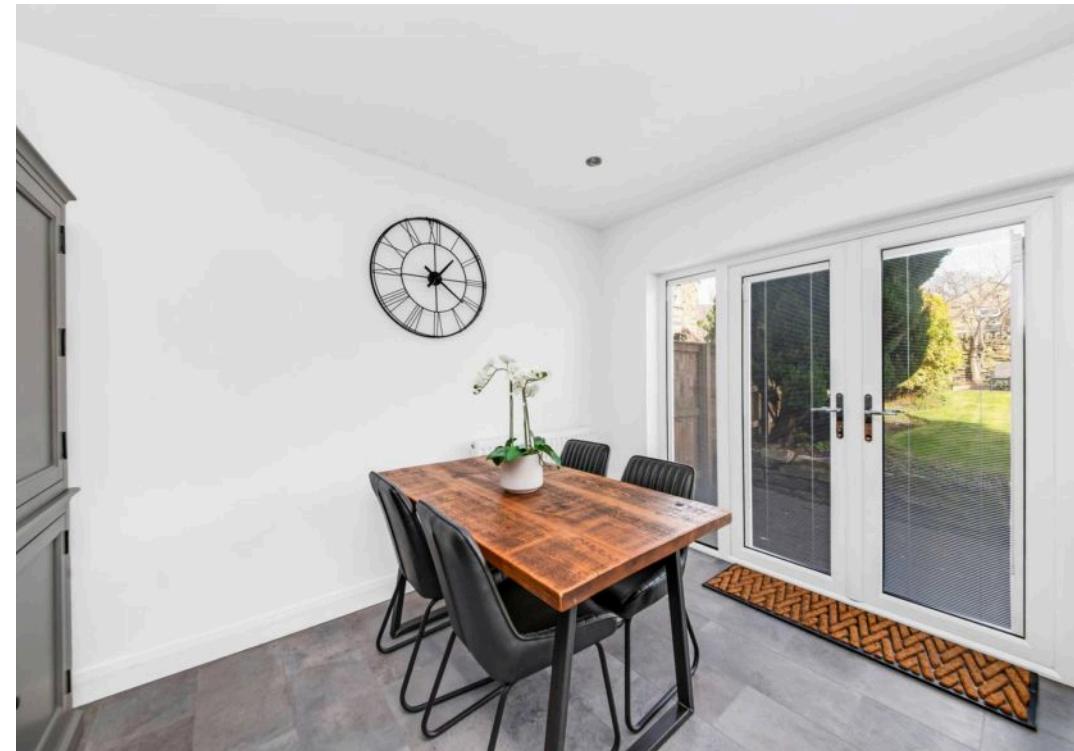
The property accommodation briefly comprises entrance hall, lounge with bay window, and open-plan dining kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and the house bathroom. Externally, there is a driveway to the front providing off-street parking for multiple vehicles and leading to the detached garage. The rear garden is enclosed and features lawn and patio areas.

Tenure Freehold.

Council Tax Band C.

EPC Rating D.

Simon Blyth
ESTATE AGENTS



GROUND FLOOR

ENTRANCE HALL

14' 0" x 6' 10" (4.27m x 2.08m)

Enter into the property through a double-glazed composite front door with obscure glazed inserts and adjoining double-glazed window with obscure glass. The entrance hall features luxury vinyl tiled flooring, a staircase with wooden banister and spindle balustrade rising to the first floor, a ceiling light point, a radiator, and oak doors providing access to the lounge, the open-plan dining kitchen, a useful understairs storage cupboard, and the downstairs w.c.



LOUNGE

12' 9" x 12' 6" (3.89m x 3.81m)

The lounge is a light and airy, generously proportioned reception room which features a double-glazed bay window to the front, providing fantastic open-aspect views over rooftops across the valley. The room is decorated with a neutral finish and finishes a central ceiling light point, a radiator, and the focal point of the room is the electric stove-effect fire which is set upon a marble hearth.

DOWNSTAIRS W.C.

4' 6" x 3' 5" (1.37m x 1.04m)

The downstairs w.c. features a contemporary two-piece comprising a low-level w.c. with push-button flush and a wash hand basin with vanity cupboard beneath and chrome Monobloc mixer tap. There is attractive tiling to the splash areas, a ceiling light point, an extractor fan, and a horizontal ladder-style radiator.

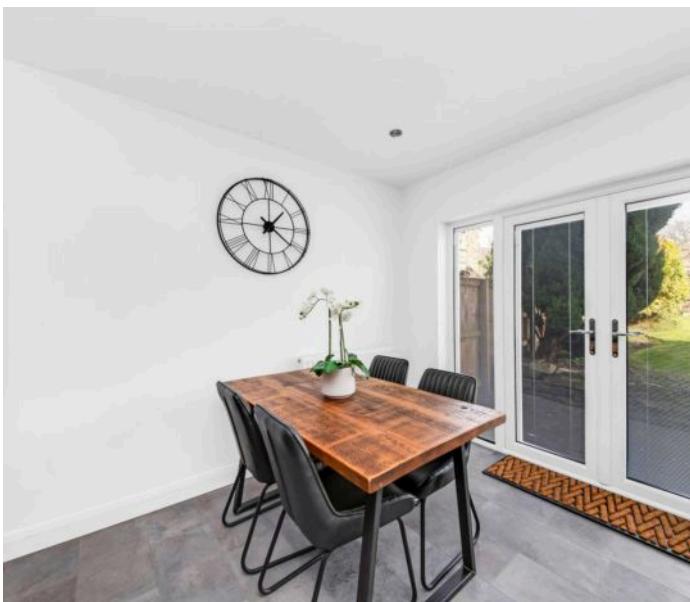




OPEN-PLAN DINING KITCHEN

19' 8" x 11' 0" (5.99m x 3.35m)

The dining kitchen enjoys a great deal of natural light cascading through the double-glazed bank of windows and the double-glazed French doors with adjoining windows and integrated blinds to the rear elevation, which also provide direct access out to the rear garden. There is an external composite door with obscure glazed inserts to the side, a continuation of the LVT flooring from the entrance hall, inset spot lighting to the ceiling, and two radiators. The kitchen features a range of fitted wall and base units with high gloss, handleless cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half bowl, composite, Caple sink and drainer unit with chrome mixer tap. There are built-in appliances, including a four-ring gas on glass hob with extractor hood over and an electric fan-assisted Hotpoint oven. There are soft-closing doors and drawers, space for a tall-standing fridge freezer unit and dishwasher, large pantry cupboards, and a cantilever breakfast bar.



FIRST FLOOR

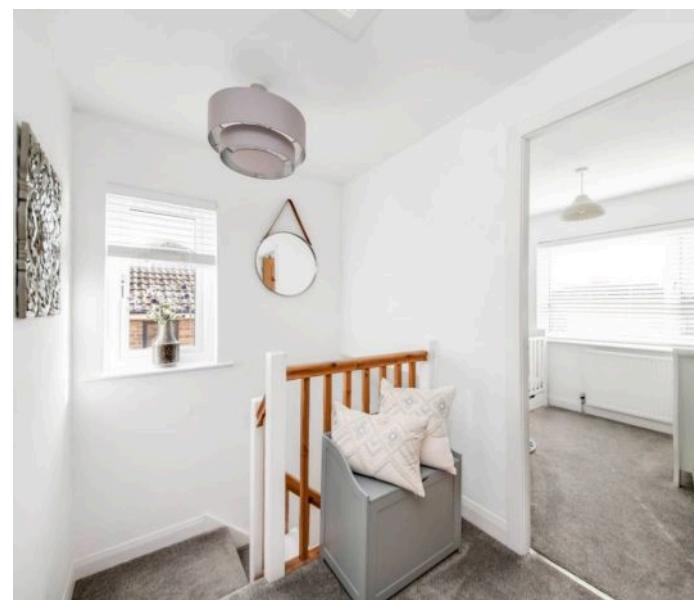
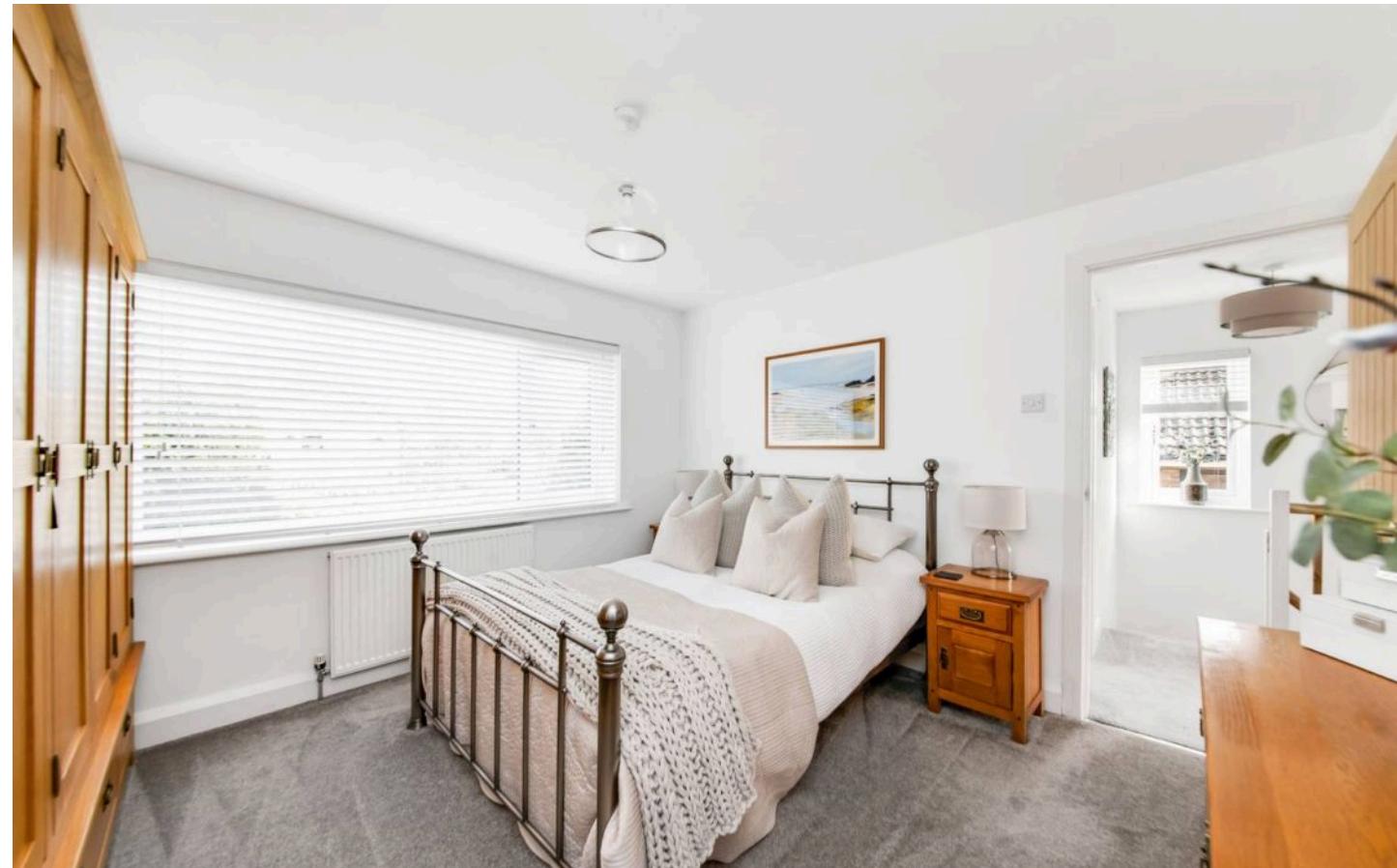
FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first-floor landing, which features a double-glazed window to the side elevation, oak doors providing access to three well-proportioned bedrooms and the house bathroom, a ceiling light point, and a loft hatch providing access to a useful attic space.

BEDROOM ONE

11' 6" x 10' 10" (3.51m x 3.30m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a central ceiling light point, a radiator, and a double-glazed bank of windows providing pleasant views across the property's rear gardens.





BEDROOM TWO

11' 2" x 11' 6" (3.40m x 3.51m)

Bedroom two is a particularly light and airy double bedroom with ample space for freestanding furniture. There is a central ceiling light point, a radiator, and a bank of double-glazed windows to the front elevation which take full advantage of fantastic open-aspect views over rooftops and across the valley.

BEDROOM THREE

8' 0" x 7' 10" (2.44m x 2.39m)

Bedroom three enjoys a great deal of natural light cascading through the double-glazed bank of windows to the front elevation, which also provide superb views over rooftops and across the valley. There is a ceiling light point, a radiator, and a cupboard built-in to the bulkhead over the stairs.

HOUSE BATHROOM

7' 10" x 8' 0" (2.39m x 2.44m)

The house bathroom is sure to impress and features a fabulous, modern, four-piece suite comprising a panel bath with showerhead mixer tap, a square wash hand basin set upon a wall-mounted vanity cupboard with chrome Monobloc mixer tap and tiled splashback, a low-level w.c. with push-button flush, and a fixed frame walk-in shower cubicle with thermostatic shower. There are double-glazed, dual-aspect windows with obscure glazed inserts, inset spot lighting to the ceiling, a radiator, and an extractor fan.



EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a low-maintenance garden which is utilised as a tarmacadam driveway providing off-street parking for multiple vehicles. There is an Indian stone flagged pathway to the front of the property, leading to the front door canopy, and the driveway continues down the side of the property leading to the detached garage. There is an external security light.



REAR GARDEN

Externally to the rear, the property benefits from an enclosed and well-proportioned garden which features a block-paved patio area, ideal for al fresco dining and barbecuing. Steps meander through low-maintenance flower and shrub beds, and lead to the main portion of the garden which is laid predominantly to lawn. At the bottom of the garden is an additional flagged patio area which enjoys the afternoon and evening sun, and there are part-fenced and part-dry stone wall boundaries.

GARAGE

Single Garage

The garage features an up-and-over door, lighting and power in situ, additional storage in the rafters, a pedestrian access door to the side elevation, and a double-glazed window to the rear elevation.





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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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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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



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