



**ST DAVIDS COURT
HONLEY, HOLMFIRTH
HD9 6RE**



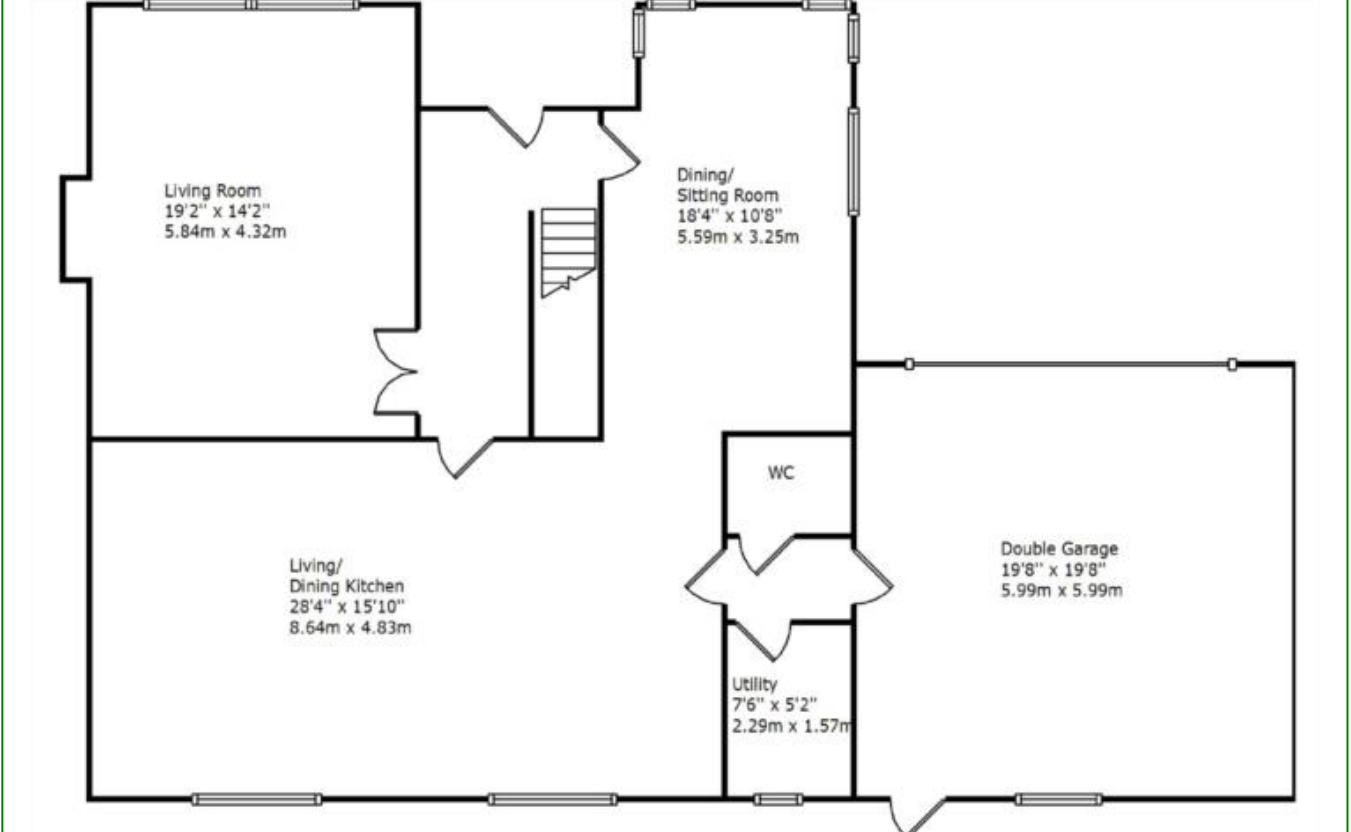
A SUPERBLY PRESENTED HIGH SPECIFICATION FIVE BEDROOM DETACHED FAMILY HOME ONE OF ONLY FOUR HOMES IN THIS GATED DEVELOPMENT LOCATED WITHIN THIS POPULAR VILLAGE AND ENJOYING AN ENCLOSED REAR FACING GARDEN AND HAVING THE ADVANTAGE OF NO UPPER CHAIN. A well appointed spacious detached family home with south facing rear garden, spacious reception rooms, five good sized bedrooms, two ensuites and within a highly accessible and easily commuting location. The property itself comprises entrance hallway with fabulous staircase, lounge with feature fireplace, open planing living/dining kitchen with twin sets of bi-folding doors and integrated appliances, utility room, downstairs w.c and sitting/ dining room, spacious first floor landing, five good sized bedrooms with the master bedroom having a dressing area and ensuite and a further ensuite to the second bedroom and house bathroom. Externally there are gardens to the side and rear and a driveway leading to a double garage with automatic door. A wonderful family home requiring an early inspection. EPC BAND B.

Offers around £595,000

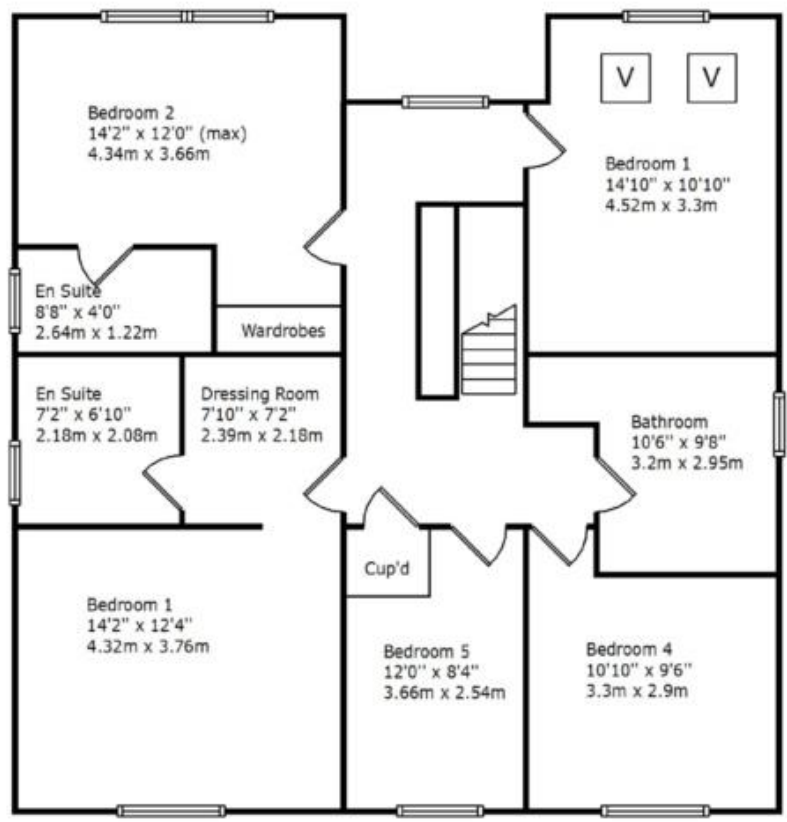
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Ground Floor



First Floor



THE ACCOMMODATION COMPRISES

GROUND FLOOR

CENTRAL ENTRANCE HALLWAY

With individual glazed panels with matching side screens gives access into the properties entrance hallway. The wide entrance hallway has superb tiled flooring which continues through into the living/dining kitchen and as the main focal point there is a stylish oak balustrade and glazed staircase with storage cupboard beneath and this rises up to the first floor accommodation. Within the storage cupboard beneath the stairs is this the controls for the underfloor ground floor heating system although there are various thermostats in individual rooms. There is ceiling downlighting, high quality oak internal doors and the hallway itself gives access to the principle ground floor reception rooms. On the right hand opening twin double oak doors give access into the lounge.



LOUNGE

This is a spacious and very well appointed principle reception room positioned to the front of the property with a bank of PVCu double glazed windows making this room particularly bright and ceiling downlighting. The main focal point of the room is a high quality stone fireplace with matching in lay and hearth and contemporary remote controlled Gazco fire. As the room dimensions show this room can accommodate a good amount of furniture making it a fabulous lounge.



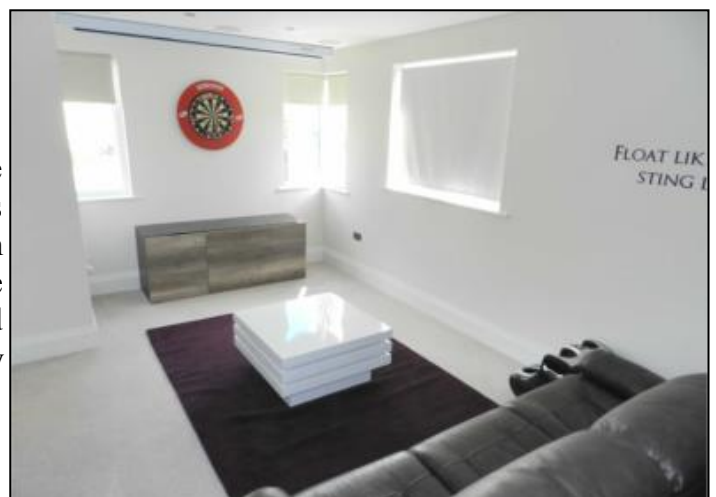
LIVING/DINING KITCHEN

A room with a wow factor and in its entirety has ceiling downlighting, a spacious sociable open plan eating, entertaining and living space. Being positioned to the rear of the property means it takes full advantage of the south facing aspect making the room light and bright and also has two individual banks of bi-folding doors. As mentioned there is a continuation of the high quality floor tiling with under floor heating. The high specification kitchen offers a wealth of matching units to high and low level, under unit lighting, island unit with wood surface which incorporates further storage, a one and half bowl stainless steel with stylish mixer tap above and an instant hot water unit and a built in dishwasher. There are granite working surfaces with matching granite up stands, decorative mosaic glass tiling. The work surfaces themselves extend to create a breakfasting/dining area along two sides of the room. There is a Siemens induction hob with matching illuminated stainless steel canopy hood, oven with large fridge freezer to the side and to the other side a pull out style larder store, microwave, splashbacks and built in wine cooler. As soon by the photography the room can accommodate a good sized formal dining/ breakfasting suite but can equally be utilised as a family sitting area and there is also provision for a wall mounted TV. A door then leads through into the sitting/dining room.



SITTING/DINING ROOM

A most versatile room positioned to the front of the property and as the room dimensions indicate this is a good sized spacious secondary reception room with a series of double glazed front and side windows, wiring for a surround sound system and this room can be accessed both from the hallway and the living/dining kitchen.



UTILITY ROOM

With a continuation of the floor tiling with under floor heating, there is a double glazed rear window, base units with work surfaces with matching up stands, stainless steel sink with single drainer, space for a tumble dryer, plumbing for an automatic washing machine and a tall shelved store unit. Adjacent to the utility room is the downstairs w.c.

DOWNSTAIRS W.C

With ceiling downlighting, extractor fan, stylish partially tiled walls and a tiled floor. Like the upstairs bathrooms the downstairs w.c is to a very high standard with Villeroy and Boch sanitary ware, Hansgrohe fittings and this has a two piece suite with wall mounted hand basin and low level w.c with concealed cistern and push button operation.

From the entrance hallway the staircase rises to the first floor.

FIRST FLOOR

LANDING

A particularly spacious landing with PVCu double glazed windows to one end, an oak balustrade with glazed panels, ceiling downlighting, useful storage cupboard and a central heating radiator.



BEDROOM ONE

Which as the floorplan shows is a very spacious master suite, the bedroom section itself is a large double and is positioned to the rear of the property. There are PVCu double glazed windows which enjoy a pleasant view across the countryside, space for a wealth of free standing or fitted wardrobes, provision for a wall mounted TV and ceiling downlighting. To one side there is access to a dressing area.



DRESSING AREA

With ceiling downlighting, loft access, central heating radiator and with space for wardrobes or dressing table etc.

A door then leads through into the ensuite.

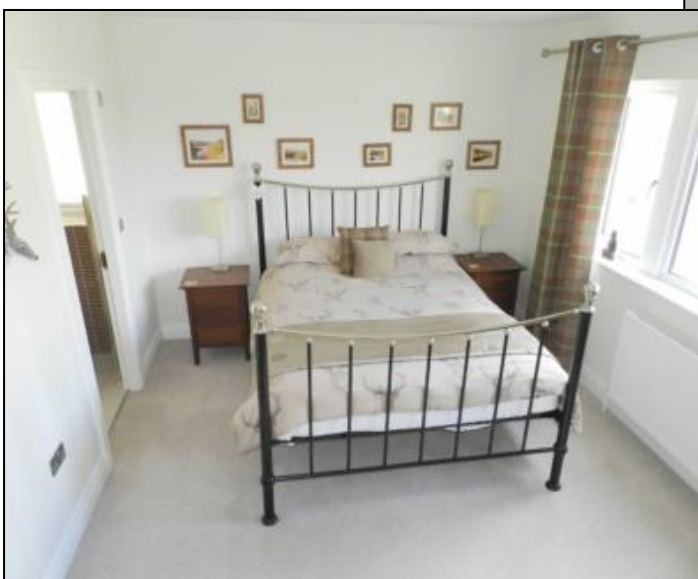
ENSUITE SHOWER ROOM

With partly tiled walls with matching tiled floor, chrome ladder style heated towel rail, a PVCu double glazed window, tiling within the shower cubicle with the shower cubicle being a large style and has a circular over head Deluge shower fitting as well as hand held shower attachment and sliding entrance door, Villeroy and Boch low level w.c with concealed cistern and hand wash basin with Hansgrohe fittings.



BEDROOM TWO

A spacious double sized bedroom positioned to the front of the property with a bank of PVCu double glazed windows, there are built in sliding door wardrobes with storage, ceiling downlighting, central heating radiator, provision for a wall mounted TV and this room also has the advantage of it's own ensuite shower room.



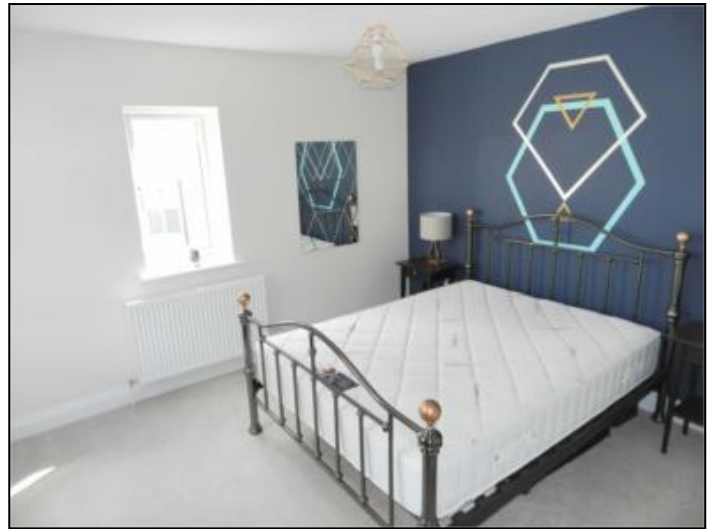
ENSUITE SHOWER ROOM

A stylish ensuite with double shower cubicle with over head circular Deluge shower fitting as well as hand held shower attachment. There is a Villeroy and Boch hand wash basin and low level w.c with concealed cistern, full height tiling within the shower cubicle and partly tiled walls and tiled floor, ceiling downlighting, extractor fan, chrome ladder style heated towel rail, shaver socket and a obscure double glazed window.



BEDROOM THREE

Another double sized bedroom and positioned to the front of the property with a dual aspect from PVCu double glazed windows to the front and side elevations as well as two further Velux windows. There is provision for a wall mounted TV and a central heating radiator.



BEDROOM FOUR

A double sized bedroom positioned to the rear of the property and has a PVCu double glazed window with a pleasant long distant outlook and a central heating radiator.

BEDROOM FIVE

Positioned to the rear of the property with the south facing aspect this room could take a double bed and has a PVCu double glazed window, provision for a wall mounted TV and a central heating radiator.

HOUSE BATHROOM

The stylish house bathroom is a good size with a four piece suite, ceiling downlighting, electric shaver socket, a obscure PVCu double glazed window and a chrome ladder style heated towel rail, superb floor and half height wall tiling. There is a double ended bath with tiled surround and central positioned mixer tap, Villeroy and Boch wall mounted hand wash basin and low level w.c with concealed cistern, shower cubicle with tiled interior and a over head circular Deluge shower fitting as well as a second hand held shower attachment.



OUTSIDE

Situated within this high quality development with automatic entrance gate, the property has dipped lawned level gardens and decorative box hedging. There is a wrought iron gate and fencing with pathways either side, external lighting and to the left hand side is the property's driveway providing parking for two/three vehicles depending upon size which in turn leads to the property's attached double garage with automatic up and over door. Housed within the garage is a Viesmann boiler and the cylinder for the central heating and hot water system, with power, light, PVCu double glazed window and courtesy door into the property. To the left hand side of the garage is a lockable gate with a pathway then leading to the side and rear garden.



REAR GARDEN

This is a real sun trap enjoying a southerly aspect and can be easily accessed from the twin set of bi-folding doors within the living/dining kitchen. The garden is ideal for children and pets and there is a good sized level lawn, perimeter fencing, full width patio area ideal for an example hot tubs, external lighting and water. The garden itself enjoys a good degree of privacy and is also enclosed.



ADDITIONAL DETAILS

CENTRAL HEATING

The property has a gas fired central heating system with the ground floor having under floor heating whilst to the first floor having central heating radiators.

DOUBLE GLAZING

The property has PVCu double glazing.

ALARM

The property is fitted with a security alarm.

VIEWING:

For an appointment to view, please contact the Holmfirth Office on 01484689689

DIRECTIONS

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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FLOOR PLANS

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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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.

IMPORTANT NOTES

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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.



MEASUREMENTS

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

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 am to 5:30 pm

Saturday - 9:00 am to 4:30 pm

Sunday - 11:00 am to 4:00 pm

Details printed 02/08/16