



**SILVER BIRCH  
BROCKHOLES, HOLMFIRTH  
HD9 7EW**



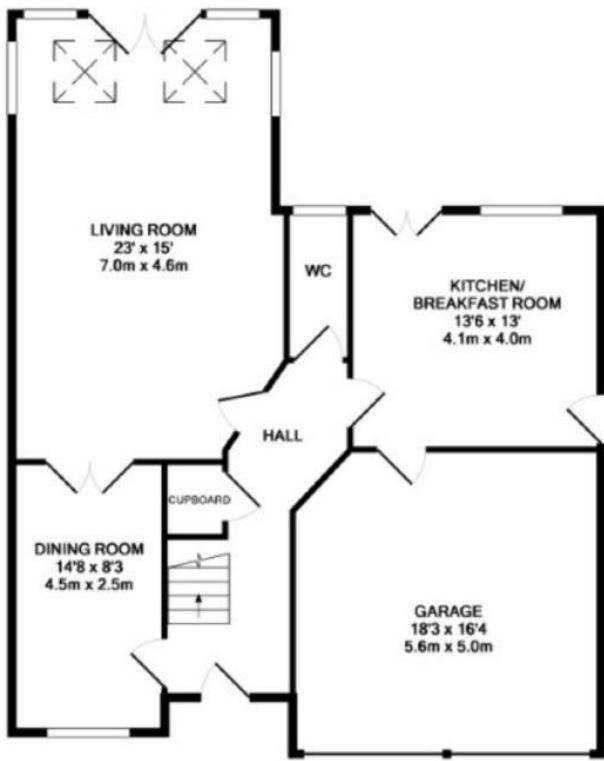
A GORGEOUS FOUR DOUBLE BEDROOMED FAMILY HOME FINISHED TO A HIGH SPECIFICATION INTERNALLY AND POSITIONED ON THE WELL REGARDED CUL-DE-SAC OF SILVER BIRCH IN BROCKHOLES. IDEALLY POSITIONED AT THE EDGE OF SILVER BIRCH, WITH A PLEASANT OUTLOOK OF GARDENS TO THE REAR. THE PROPERTY BOASTS A FANTASTIC SIZED LIGHT AND AIRY LIVING ROOM (23'00" x 15'00" Approx.) AN EXCELLENT SPACE FOR ENTERTAINING. The property briefly comprises of entrance hall, living room, dining room, breakfast kitchen, downstairs w.c, and double integral garage to the ground floor. The first floor holds four double bedrooms, bedroom one with en-suite facilities, and the house bathroom to the first floor. Externally the property benefits from a blocked paved driveway to the front, and lawned garden with patio and decked areas to the rear. Early viewings are advised to truly appreciate the accommodation on offer. EPC rating D

**Offers around £360,000**

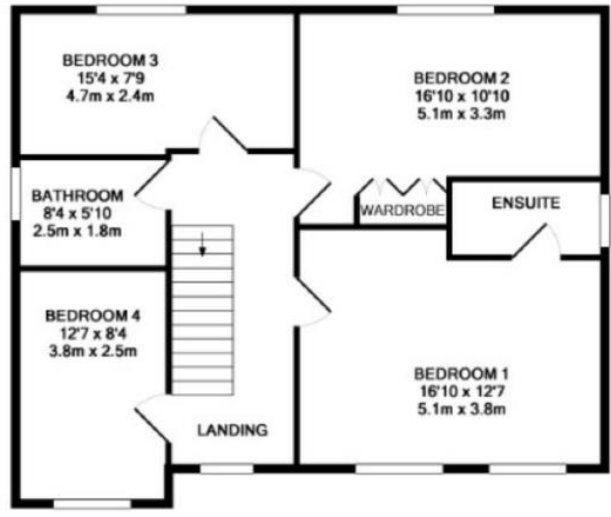
**Fairfield House, Hollowgate, Holmfirth, HD9 2DG  
Tel: 01484689689**

Barnsley      Halifax      Holmfirth      Huddersfield      Kirkburton      Penistone      Sheffield      Wakefield  
Tel: 01226 731730    Tel: 01422 417000    Tel: 01484 689689    Tel: 01484 651878    Tel: 01484 603399    Tel: 01226 762400    Tel: 0114 3216590    Tel: 01924 361631

**[www.simonblyth.co.uk](http://www.simonblyth.co.uk)**



GROUND FLOOR



1ST FLOOR

SILVER BIRCH  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metroplan ©2017



### ENTRANCE PORTICO

The property benefits from a Portico with stone flagged flooring, exposed stone walls and door with window leading in to the property.

### ENTRANCE HALL

Enter in to the property through a double glazed wooden door in to the entrance hall with adjoining double glazed wooden window to the front elevation with obscure glass. There is wood effect laminate flooring, a radiator and a staircase with wooden banister and spindles leading to the first floor. Doors lead in to the dining room, living room, downstairs W.C and dining/kitchen, the entrance hall also benefits from under stairs storage.



### DINING ROOM

*14' 8" x 8' 3" (4.27m 0.20m x 2.44m 0.08m)*

The dining room benefits from two double glazed windows to the front elevation, it is finished to a neutral decor with wall light points, a central ceiling light point and radiator. There is ample space for dining for up to eight guests. There are multi panel single glazed wooden french doors leading in to the living room.



## LIVING ROOM

23' x 15' (7.01m x 4.57m)

The fantastic sized living room benefits from a wealth of natural light which comes through the double glazed windows to the rear and side elevations and the two skylight windows to the rear. There is a pleasant outlook through the windows of the rear gardens and flagged patio. The room is finished to a neutral decor with wall lights, inset spotlighting and central ceiling light. There are three central heating radiators, double glazed wooden french doors which lead to the rear patio, a television point and the focal point of the room is the living flame effect gas fire with stainless steel inset and glazed hearth and wooden mantel surround.



## DOWNSTAIRS W.C

The downstairs W.C features a white two piece suite comprising of a pedestal wash hand basin with chrome mixer tap and a low level W.C with push button flush. It features laminate flooring which continues through from the entrance hall, a central heating radiator, ceiling light point and a double glazed window with obscure glass to the rear elevation.



### **OPEN PLAN DINING KITCHEN**

*13' 6" x 13' (3.96m 0.15m x 3.96m)*

The open plan dining kitchen features a range of fitted wall and base units with complimentary work surfaces over, under unit lighting and incorporates a twin bowl sink unit with chrome mixer tap. There is tiling to the splash areas, an in-built five ring NEFF gas hob with an in-built fan assisted NEFF oven and there is a matching NEFF cooker hood over. It also benefits from an integral dishwasher and fridge freezer housing unit, there are inset spotlights to the ceiling, tiled flooring, a central heating radiator and double glazed window to the rear elevation. A double glazed french door leads to the rear patio area and there is also a double glazed wooden door that leads to the side pathway and a door way that leads to the double integral garage.



### **DOUBLE INTEGRAL GARAGE**

*16' 4" x 18' 3" (4.88m 0.10m x 5.49m 0.08m)*

The double integral garage features two up and over doors, there is lighting, power points and plumbing for a washing machine. It also houses the central heating boiler and there is ample space for two vehicles as well as additional storage.

### **FIRST FLOOR LANDING**

The first floor landing features a wooden banister and spindles with a double glazed window to the front elevation, it provides access to bedroom one through to four, the house bathroom and It also provides access to the attic space via a loft hatch.



## **BEDROOM ONE**

*16' 10" x 12' 7" (4.88m 0.25m x 3.66m 0.18m)*

Bedroom one is a double bedroom with ample space for freestanding furniture, it features two double glazed windows to the front elevation, two central heating radiators and benefits from wall light point and a ceiling light point. This bedroom also has en-suite facilities.



## **EN SUITE TO BEDROOM ONE**

The en-suite features a white three piece suite, comprising of a double step in shower cubicle with tiled surround, a pedestal wash basin with chrome mixer taps and a low level W.C with push button flush. There are part tiled walls with a chrome trim, a chrome heated towel rail, laminate flooring, inset spotlighting with extractor fan to the ceiling and a double glazed window with obscure glass to the side elevation.



## BEDROOM TWO

16' 10" x 10' 10" (4.88m 0.25m x 3.05m 0.25m)

Bedroom two is a double bedroom with ample space for freestanding furniture, it features double glazed windows to the rear elevation, a central heating radiator, wood effect laminate flooring and built in wardrobes.



## BEDROOM THREE

15' 4" x 7' 9" (4.57m 0.10m x 2.13m 0.23m)

Bedroom three is a double bedroom with ample space for freestanding furniture, it features a double glazed window to the rear elevation with a pleasant outlook of the rear garden, a central heating radiator, a telephone point and ceiling light point.



## BEDROOM FOUR

12' 7" x 8' 4" (3.66m 0.18m x 2.44m 0.10m)

Bedroom four can accommodate a double bed with ample space for free standing furniture, it's currently used as a home office. It features double glazed windows to the front elevation, a central heating radiator, a ceiling light point, a television point and is finished to a neutral decor.

## BATHROOM

8' 4" x 5' 10" (2.44m 0.10m x 1.52m 0.25m)

The house bathroom features a white three piece suite, it comprises of a panel bath with thermostatic shower over, a low level W.C with push button flush and a pedestal wash hand basin with chrome mixer tap. There is tiling to the splash areas with a chrome trim, inset spotlighting to the ceiling, an extractor fan, wood effect laminate flooring, a radiator and a double glazed window with obscure glass to the side elevation.





### REAR GARDEN

The rear garden is a fantastic space which is predominantly lawned, there is a flagged patio area, ideal for al fresco dining and barbequing and also a raised decked area which make an ideal space for entertaining. There are fenced boundaries, external lighting, an external tap and a pleasant backdrop of trees up the hill side.



### FRONT EXTERNAL

The property benefits from a blocked paved driveway with ample space for parking for up to 3 vehicles. Double integral garage.



### VIEWING

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

### DIRECTIONS

Leave Holmfirth and turn right onto Huddersfield Rd/A6024 Turn right onto Smithy Place Lane, Turn left onto New Mill Rd/A616 Turn right onto Silver Birch Restricted-usage road Destination will be on the left

### 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.

## **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.

Copyright: Drawing by Simon Blyth Estate Agents. 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.

## **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