



**DALTON BANK ROAD
COLNE BRIDGE
HUDDERSFIELD
HD5 0RE**



A THREE/ FOUR BEDROOMED VICTORIAN TERRACED PROPERTY LOCATED IN THE EVER POPULAR AREA OF COLNE BRIDGE, OFFERING A WEALTH OF ACCOMMODATION OVER THREE FLOORS AND HAVING THE BENEFIT OF BEING SOLD WITH FURTHER LAND AT THE REAR. THE PROPERTY IS IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND HAS BEEN RENOVATED INTERNALLY. INTERNAL VIEWINGS ARE ADVISED TO TRULY APPRECIATE THE ACCOMMODATION ON OFFER.

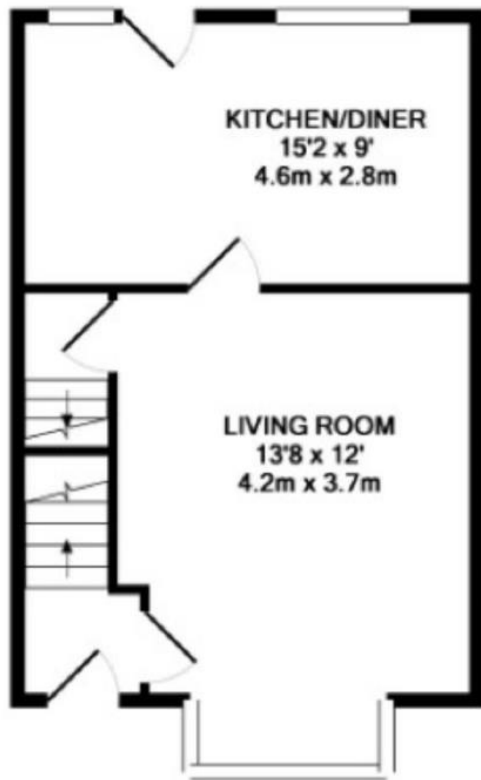
The property briefly comprises of entrance vestibule, living room and dining-kitchen to the ground floor. There is a keeping cellar to the lower ground floor ideal for further storage. To the first floor is the principal bedroom with walk in wardrobes and the house bathroom. To the second floor are three further bedrooms. Externally is a small paved yard to the front, to the rear is a large garden/field which is currently being used to keep livestock. This is currently on a separate title but is to be sold with the property as one transaction.

Offers Over £140,000

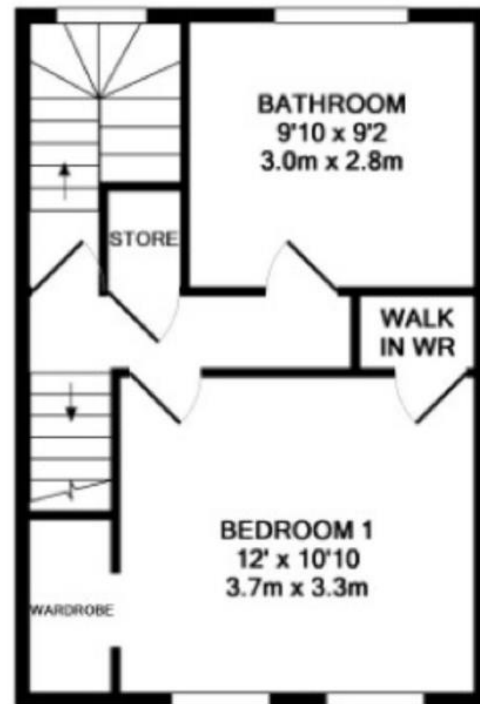
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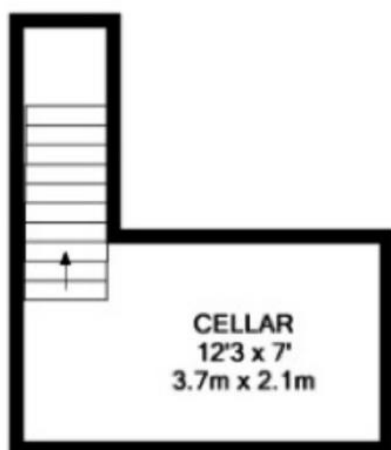
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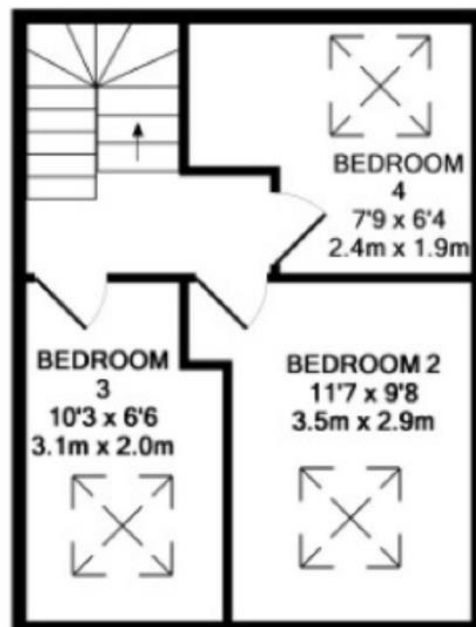
GROUND FLOOR



1ST FLOOR



BASEMENT LEVEL



2ND FLOOR

DALTON BANK ROAD

Measurements are approximate. Not to scale. Illustrative purposes only
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ENTRANCE

Enter into the property through a double glazed PVC door. The entrance first of all features a staircase leading to the first floor and a cottage style door leads into the living room. There are decorative arched corbels to the ceilings and a ceiling light point and wood effect laminate flooring.



LIVING ROOM

12' x 13'8" minus bay (3.66m x 4.17m minus bay)

The living room benefits from a wealth of natural light which stems through the double glazed bay window to the front elevation with leaded detailing. There are exposed timber beams to the ceilings, a cottage style door leads down to the cellar and a single glazed wooden door leads into the dining/kitchen room. There is a wall light point, television and telephone points. The focal point of the room is the inset fire place with stone lintel and stone half.



DINING/KITCHEN ROOM

15'2" maximum x 9' (4.62m maximum x 2.74m)

The recently fitted dining/kitchen room features a range of fitted wall and base units with shake style cupboard fronts and complementary work surfaces over, incorporating a one and a half bowl composite sink unit with chrome mixer tap, there is tiling to the splash areas, space for a seven ring range cooker with tiled splash back and cooker hood over. There are integral appliances such as the slim line dishwasher, space for a tall standing fridge freezer and plumbing for a washing machine. There is a stone flagged flooring, exposed beams to the ceilings with inset spotlighting, a double glazed PVC door which leads to the rear external and double glazed windows with leaded detailing to the rear elevation. There is a vertical standing radiator.



FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the first floor landing which provides access to bedrooms one, the house bathroom and leads to the staircase leading to the second floor. There are inset spotlights to the ceiling, under-stairs cupboard which houses the central heating boiler which was recently fitted just three months prior.

BEDROOM ONE

12' maximum x 10'10" (3.66m maximum x 3.30m)

Bedroom one is a generous sized double bedroom with ample space for free standing furniture, it features exposed board and timbers to the ceilings, a radiator, decorative plate rail. There are double glazed windows with leaded detailing to the front elevation which have a fantastic view across the valley and of the immediate woodland. There are walk-in wardrobes and wood effect laminate flooring.



WALK IN WARDROBES

The walk in wardrobes features shelving, railing and there is a wall light point.

HOUSE BATHROOM

9'10" x 9'2" (3.00m x 2.79m)

The house bathroom is a generous size. It features a fitted white four piece suite comprising of an inset bath, low level W.C with push button flush, a pedestal wash hand basin and a step in shower cubicle with reinforced shower head. There are beams to the ceilings, inset spotlighting, a chrome heated towel rail and a double glazed window to the rear elevation with leaded detailing. There is tiling to the splash areas.



SECOND FLOOR LANDING

Taking the staircase to the second floor, you reach the second floor landing. There is a double glazed window with leaded detailing to the rear and a double glazed skylight window to the rear. There is a wooden banister and spindles, doors leading to bedrooms two, three and four and a radiator.

BEDROOM TWO

9'8" into door recess x 11'7" under eaves.

(2.95m into door recess x 3.53m under eaves.)

Bedroom two is a good sized room which is currently being used as a nursery and has space for free standing furniture. There is a radiator, skylight window to the front which is double glazed.



BEDROOM THREE

10'3" maximum x 6'6" maximum. (3.12m maximum x 1.98m maximum.)

Bedroom three is a good size bedroom which is currently being used as a nursery. It has plenty space for free standing furniture. There is a double glazed skylight window to the rear elevation and a radiator.



BEDROOM FOUR

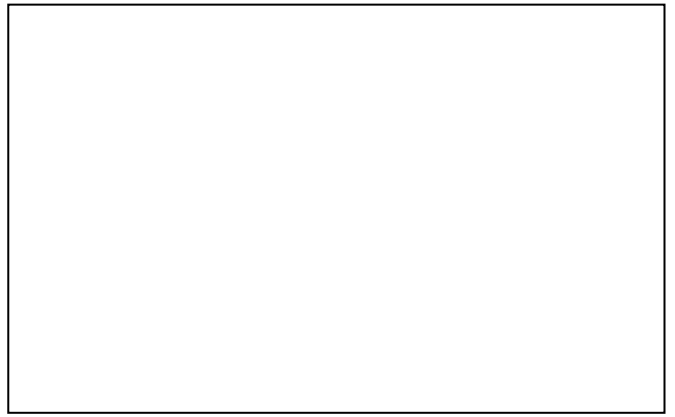
7'9" into alcove x 6'4" maximum (2.36m into alcove x 1.93m maximum)

Bedroom four is currently used as a dressing room but can be utilized as a nursery, single bedroom or home office. It features a double glazed skylight window to the rear, under eaves storage and laminate flooring.



EXTERNALLY

Externally, to the front is a small paved area which has been pleasantly dressed with pots and plants. To the rear the property benefits from a predominantly lawned area, there is a shed, large summer house and also a child's tree house. The current owners use part of the land for the keeping of livestock. There are fenced boundaries and also access to a communal garden, which is predominantly lawned and has hanging rights for neighbouring properties.



VIEWING:

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

DIRECTIONS

From the centre of Holmfirth, follow the A635 Huddersfield Road. After the zebra crossing turn right onto Penistone Road A635 and then turn left onto Sude Hill, after this turn left onto Fulstone Road. Continue down this road and then turn onto Penistone Road A629 and following on turn right onto Wakefield Road A642 then turn onto Waterloo Road. Upon reaching the roundabout, take the second exit onto Albany Road and then at the next roundabout, take the 1st exit onto Crossley Lane. Next turn onto Sutton Avenue, then at the roundabout take the 2nd exit onto Nettleton Road and continue onto Dalton Bank Road and follow this road and you will have arrived at your destination.

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 09/11/17