



**Brook Field  
Upper Hopton  
Mirfield  
WF14 8HL**



A MUCH-LOVED DETACHED SPACIOUS BUNGALOW BENEATH THE STONE SLATE ROOF AND SITTING GRACEFULLY IN GOOD SIZED MATURE GARDENS WITH LONG DISTANCE VIEWS ON THE FRINGE OF THIS MUCH-ADMIRED RURAL VILLAGE. WITH A LARGE DRIVEWAY, DETACHED DOUBLE GARAGE WITH ATTIC ROOM OVER, THIS WELCOMING THREE BEDROOMED DETACHED BUNGALOW HAS AN ACCOMMODATION THAT IS SURE TO SURPRISE AND PLEASE. WITH A VERY LARGE CONSERVATORY, DELIGHTFUL DINING ROOM, LARGE LOUNGE AND RECENTLY HIGH SPECIFICATION KITCHEN. WITH THE USUAL MODERN APPOINTMENTS THIS IS A HOME THAT IS HARD TO FIND WITH ITS LOVELY BLEND OF HIGH-QUALITY MATURE GARDENS, LOVELY VIEWS AND LOCATION. It briefly comprises; entrance hall, w.c, lounge, dining room, conservatory, breakfast kitchen, three good sized bedrooms, high specification bathroom, loft space, double garage parking area for caravan/motorhome and mature gardens.

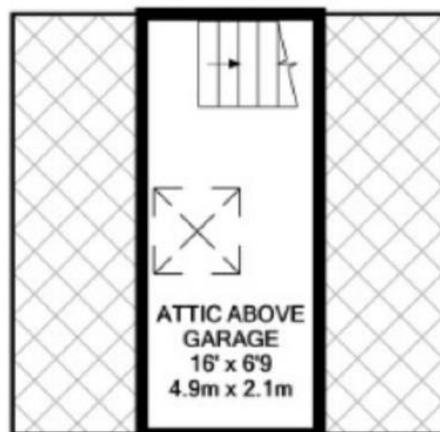
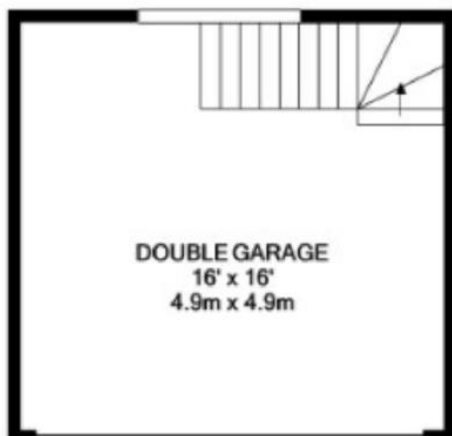
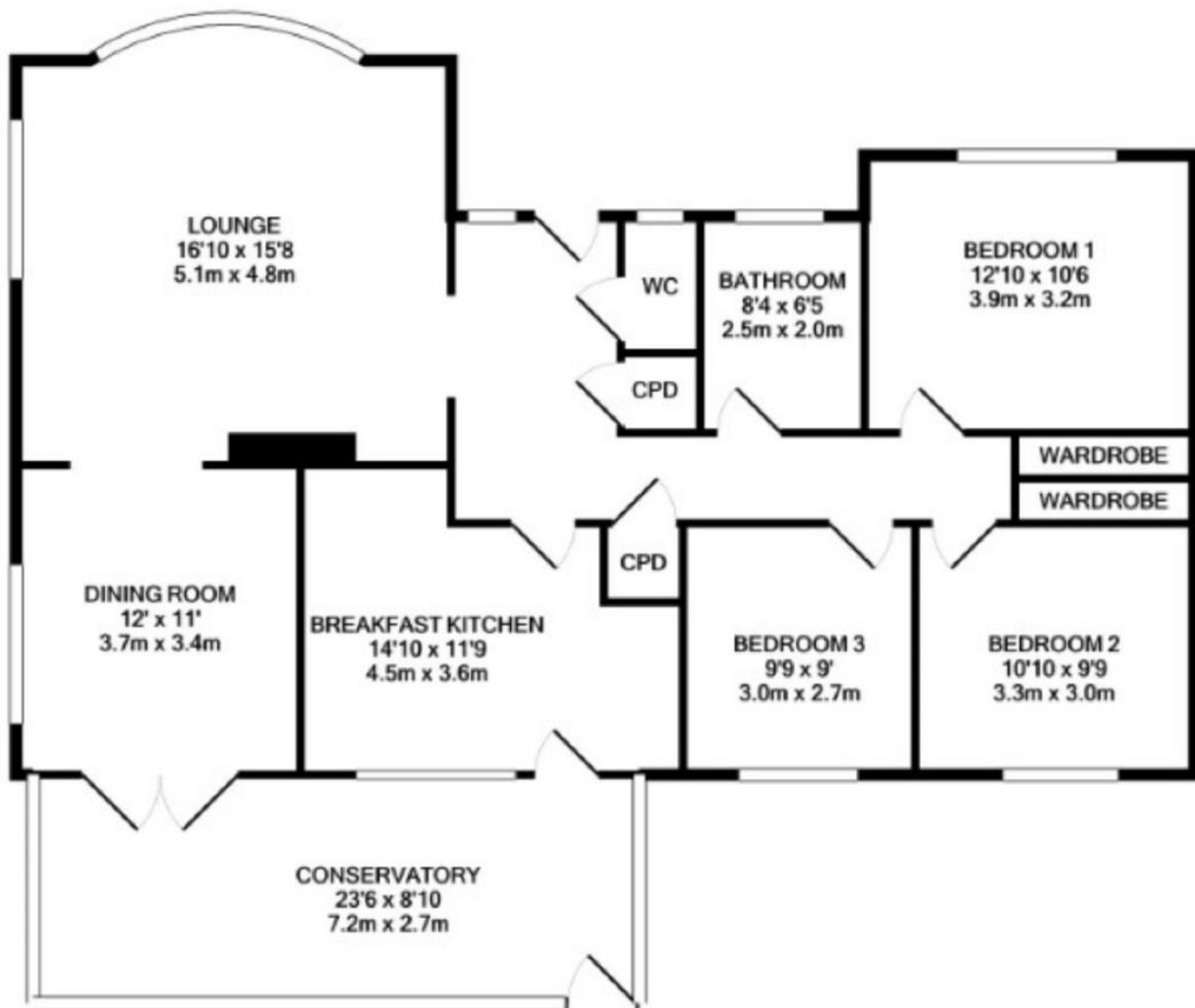
**Offers around £570,000**

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GARAGE

BROOK FIELD

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

Polished timber entrance door with glazed side panel gives access through to the entrance hall. This good sized entrance hall has coving to the ceiling, inset spotlighting, useful cloaks cupboard and a doorway giving access to a downstairs w.c.



## DOWNSTAIRS W.C.

This with wash hand basin has a concealed cistern w.c., is timber panelled to the dado height and has an obscure glazed window.

## LOUNGE

A broad opening leads through to the lounge, this as the photographs and floorlayout plan suggest is a particularly pleasant room, it has a very high ceiling height and a highly decorated ceiling that is a fine feature to the room. The room has two very large windows, one of which in particular gives a beautiful view out over the property's gardens and rural scene beyond, the other giving a view down the valley and has particularly long distance views. There is coving to the ceiling, three wall light points and a stylish gas pebble burning effect fire.



## DINING ROOM

This once again is presented to a particularly high standard and has again a lovely high specification ceiling with centrally located chandelier point, this being operated by a dimmer switch, a broad window again to the side gives a super view out over the property's side gardens and long distance views over the fields and down the valley. Twin glazed doors lead through to the conservatory.



## CONSERVATORY

Overlooks the gardens to the other side of the home, it is particularly large and has windows to three sides and a high angled ceiling with a beautiful floor, exposed stone walling and good sized central heating radiator. This conservatory is a fine addition to the bungalow with a glazed everyday entrance door to a hall area, this also gives access through to the breakfast kitchen.



## BREAKFAST KITCHEN

It should be noted the breakfast kitchen has a doorway to the conservatory, to the dining room and also to the principal entrance hall. This is superbly appointed and has a delightful range of modern units, these to four sides are beautifully fitted and integrated, they have a large amount of granite working surfaces which includes a breakfast bar, there is an inset stainless steel one and a half bowl sink unit with stylish mixer tap over, AG induction hob with splash back and Bosch stainless steel extractor fan over, integrated AG double ovens, integrated fridge and freezer, there is also glazed display cabinets and good sized storage cupboards, one of which is home for the property's Worcester gas fired central heating boiler. The room has high quality flooring, integrated dishwasher, inset spotlighting to the ceiling and central heating radiator/heated towel rail in chrome.



## **SIDE HALL**

The hallway extends to a side hall, once again with inset spotlighting to the ceiling, good sized storage cupboard and access to the loft courtesy of a substantial fold away ladder.

## **BEDROOM ONE**

A large double room with a lovely view out over the property's mature gardens and delightful views beyond. The bedroom has a substantial amount of inbuilt bedroom furniture, it is decorated to a high standard and has a broad window providing a large amount of natural light.



## **BEDROOM TWO**

Yet again a double room with inbuilt wardrobes and pleasant view out over the property's garden's.



## **BEDROOM THREE**

Once again a pleasant good size single room with a lovely view out over the property's gardens.





## HOUSE BATHROOM

The bathroom is fitted to a particularly high standard and has been fitted in relatively recent times. It has a wall mounted stylish wash hand basin with chrome mixer tap over, shaped bath with high specification shower and glazed screen over, mixer tap. Low level w.c., tiling to the half height over and around bath/shower area itself up to the full ceiling height, coving to the ceiling, inset spotlighting, stylish central heating radiator and obscure glazed window.



## LOFT

As previously mentioned with a foldaway loft ladder access is gained to the particularly spacious loft area, this is lit and is extensively used for storage, it offers a huge amount of potential subject to the necessary consents wether this be for hobby space or indeed for further accommodation if it is required.

## EXTERNALLY

The property enjoys a fabulous large corner plot and has a particularly good sized driveway providing parking for a large number of vehicles, this gives access to the property's detached double garage this is of high quality construction having a broad double width up and over door automatically operated, broad window to the rear and staircase giving access to an attic workshop/store room.



## GARDENS

As the photos suggest the home is set within large mature gardens, there are beautiful well tended lawns, borders and established boundaries, delightful flagged sitting out area and the gardens are overlooked by all of the principal rooms beyond the gardens are lovely view out over neighbouring land and beyond, the home sits in a lovely plot that must be viewed to be fully appreciated and understood.



## ADDITIONAL INFORMATION

It should be noted the property has gas fired central heating, double glazing, carpets curtains and certain other extras may be available by separate negotiation.



## **DIRECTIONS**

## **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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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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Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm

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