



9 Heys Gardens, Thongsbridge

An interestingly designed split level detached house, occupying a pleasant cul-de-sac position in a surprising 0.60 acre plot with large gardens to the rear. The property offers considerable potential to redesign and extend, subject to planning permission and the needs of the next owner. The accommodation currently comprises: spacious hall, living / dining kitchen, lounge, 3 bedrooms and bathroom. It has a gas central heating system, uPVC double glazing and attractive fittings, but buyers will undoubtedly look to carry out their own improvements. Externally, there is a garden, driveway and double garage in front of the house and a larger enclosed garden to the rear. For sale with no upper chain.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
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Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
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Accommodation:

LOWER FLOOR



Entrance Hall 11'9" x 8'11" overall

A spacious entrance hall with uPVC entrance door, high angled ceiling, built in storage cupboard, stairs leading to the upper floor and central heating radiator.



Cloaks / WC

With low flush wc, vanity washbasin and obscure glazed window to the front.



Living / Dining Kitchen



Living / Dining Kitchen 19'3" x 11'3"

A good sized kitchen with living and dining area featuring windows and glazed double doors to the front enjoying the views, a high angled ceiling, laminated flooring and central heating radiator. The kitchen area is fitted with a range of modern base units and wall cupboards with laminated worksurfaces, stainless steel sink with mixer tap, plumbing for automatic washing machine and tiled splashbacks.



Bedroom 1 16'10" x 11'9"

A large double bedroom with 2 windows to the front enjoying the views, high angled ceiling and central heating radiator.

UPPER FLOOR



Lounge

22'6" x 11'3"

Stairs from the lower level lead up to the large lounge which features 2 windows and a set of double doors to the rear garden, central heating radiator.



Bedroom 2 **11'4" x 8'7"**
A double bedroom with window to the rear and central heating radiator.



Bathroom **8'3" x 7'2"**
With low flush wc, pedestal washbasin and bath, separate shower cubicle, cupboard housing the hot water tank, obscure glazed window to the rear and central heating radiator.



Bedroom 3 **11'3" x 6'8" (7'8" max)**
With window to the side and central heating radiator.

OUTSIDE



In front of the house there is a garden area with steps up to the front of the house, a driveway and detached double garage to the side of the plot. There is also a side paved area with greenhouse.



Rear Garden
To the rear of the house is an extensive enclosed garden which runs right up to New Mill Road. This has a paved patio area along the rear of the house, grassed garden area and a further uncultivated area beyond with trees.



Rear Garden

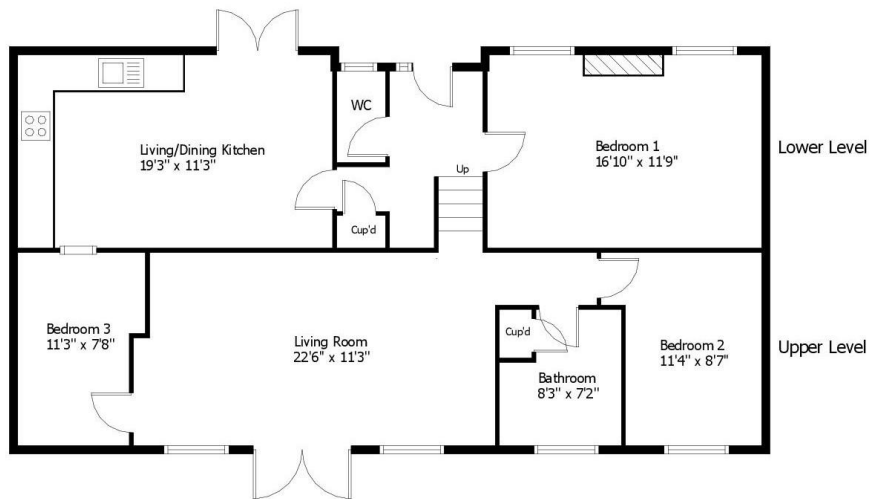
Additional Information

The property is Freehold; Energy rating 68 (Band D); Council tax band E.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.



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This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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Viewing

By appointment with Wm Sykes & Son.

Location

From Holmfirth head towards Thongsbridge along Huddersfield Road for 1 mile then turn right onto Miry Lane. Turn right onto Longlands Bank and then left onto Heys Gardens. 9 Heys Gardens is on the left hand side.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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