



36 Leyfield Bank, Wooldale

This impressive detached property has been refurbished and extended by the current owners to a high standard throughout. Most recently it was re-roofed with an additional bedroom and shower room in the converted loft. It occupies a much admired residential location close to Wooldale's village amenities and in walking distance (approx. 1 mile) of Holmfirth. The accommodation comprises: spacious entrance hall, lounge, extended open plan living / dining kitchen and bathroom on the lower level with a short set of steps leading up to 3 of the bedrooms. There is also an additional bedroom with en-suite which will be completed soon. It has gas central heating, double glazed windows, intruder alarm and a CCTV system. Externally there is a double width driveway and garden to the front of the house with access to the attached garage. To the rear is a larger enclosed garden designed for easy maintenance with artificial lawn and 3 pleasant seating areas.

Holmfirth

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Slaithwaite

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Accommodation

Entrance Hall 10'7" x 7'1"

A spacious entrance hall with composite entrance door and obscure glazed panels to either side, 2 recessed store cupboards, central heating radiator and staircase to the upper level.



Lounge 14'5" x 11'10"

With window to the front, media wall with space to house a flatscreen TV and inset flame effect fire, central heating radiator.





Living Kitchen **20' x 17'4" overall**

A large open plan living / dining kitchen which has been created by the addition of an orangery type extension to the rear. The kitchen area features an excellent range of modern gloss base units and wall cupboards with granite worksurfaces and overhanging breakfast bar. There is an inset 1 1/2 bowl stainless steel sink with mixer tap, 2 integrated ovens, dishwasher and an American style fridge freezer. The tiled floor features underfloor heating and runs through into the open plan living / dining area. This features windows to either side and a bank of 5 folding doors opening into the garden. There are also inset spotlights and a glazed roof lantern to the ceiling.



Bathroom 11'2" x 5'6"

A good sized house bathroom which features a wall hung vanity washbasin, wc and bath with shower over, fully tiled walls, tiled floor with electric underfloor heating, inset spotlights to the ceiling, heated towel rail and obscure glazed window to the rear.

Landing

A short set of steps from the hall leads to the upper level where there are 3 bedrooms and a further return staircase with glazed balustrading leading up the loft area.



Bedroom 1 13'5" x 10'

A large double bedroom with windows to the front, bank of fitted wardrobes with sliding doors and central heating radiator.



Bedroom 2 13'5" x 8'7"

Another double bedroom with a bank of fitted wardrobes with sliding mirror doors, window to the rear and central heating radiator.



Bedroom 3 10'5" x 8'11"

With window to the side, fitted wardrobes and drawers, central heating radiator.



Landing / Study

A small landing / study area located at the top of the steps to the loft space with access to two generous loft storage areas.

Bedroom 4

Currently in the process of conversion, upon completion of the works it will feature dormer windows to the front and rear and a central heating radiator.

En-suite

With newly installed three piece suite in white comprising low flush wc, washbasin and shower enclosure. With obscure glazed dormer window to the rear and heated towel rail.



OUTSIDE

To the front of the house there is a double width tarmac driveway giving access to the attached garage. To the upper side of the drive is a garden area with artificial lawn and borders. Steps lead up to the front entrance door.

Garage

16' x 9'1"

A single garage with electric remote controlled roller shutter door, electric light and power supply, personal access door to the rear.



Rear Garden

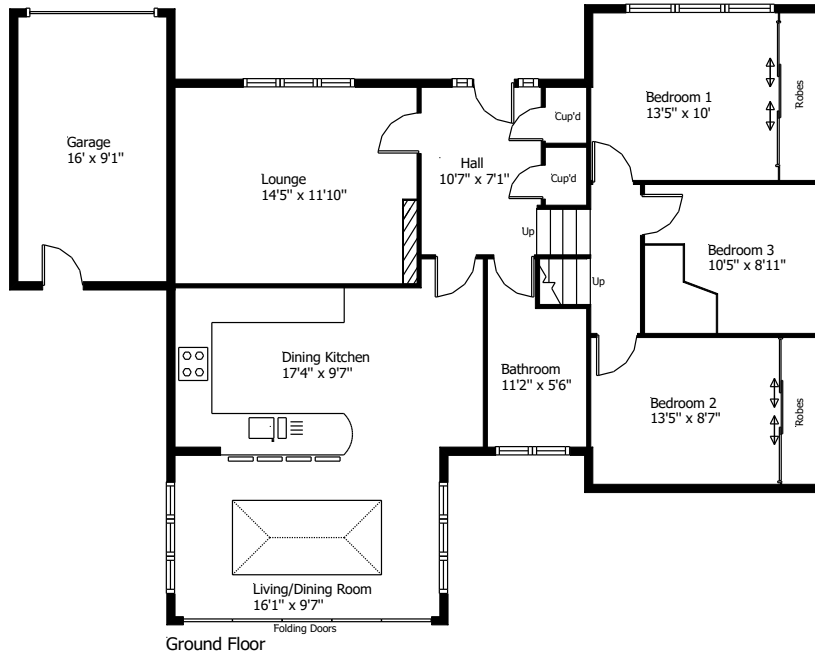


Rear Garden

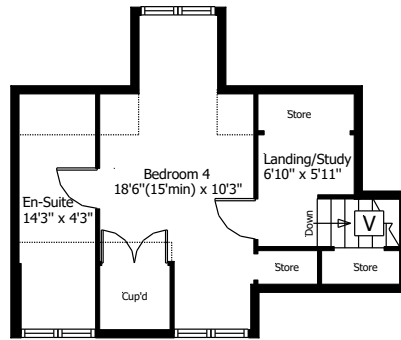
To the rear of the house is this good sized enclosed garden which features an artificial lawn, 3 separate paved seating areas, one of which features a superb pergola over and enjoys the pleasant views.



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Ground Floor



Second Floor

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. No responsibility can be accepted in respect of this information by "Plan-It Design".
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Additional Information

The property is Freehold. Energy rating 64(Band D), Council tax band D.

Our online checks show that Fibre to the Cabinet (FTTC) broadband is available and mobile coverage is predicted to be good outdoors.

Viewing

By appointment with Wm Sykes & Son.

Location

Leave Holmfirth via Station Road and after approximately 1/2 mile turn right up Townend Road. After approximately 1/4 mile just after passing the top of Townend Road turn left on Leyfield Bank.

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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