



TWENTY ONE

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P R E S T I G E

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21 BROAD LANE

UPPERTHONG, HOLMFIRTH, HD9 3JS

OFFERS REGION
£650,000

This individually designed detached house occupies an enviable elevated location which is convenient for access to the centre of Holmfirth whilst enjoying views towards Holme Moss and Cartworth Moor. It is presented to an excellent standard and features spacious accommodation which will surprise from its external appearance. The property features 4 large double bedrooms, a superb open plan living kitchen and 2 further reception rooms, one of which could be used as an additional 5th bedroom. Externally there is parking to the front for up to 4 cars and an enclosed south facing garden to the rear.

- Unique detached house
- Enjoying views to the rear
- Stunning living / dining kitchen
- 2 further reception rooms
- 4 large double bedrooms
- En-suite, bathroom and shower room
- South facing rear garden
- Energy rating 73 (Band C)

About 21 Broad Lane

This uniquely designed detached property is predominantly built in brick with rendered detailing to the walls under a pitched roof. It was extensively redeveloped circa 2016, prior to our clients purchase with the upstairs accommodation being enlarged by raising the pitch of the roof.

The property is entered via a spacious hallway which provides access to all of the downstairs rooms. An impressive open plan living kitchen is one of the biggest "wow factors" - this features glazed double doors onto a timber decked terrace at the rear. There is also a large lounge, playroom / guest room / home office, utility and downstairs WC.

Upstairs there is a landing area overlooking the hall, 4 double bedrooms, bathroom and shower room. The master bedroom has its own en-suite bathroom and a large walk in wardrobe / dressing room.

The property is presented to an excellent modern standard throughout and features quality modern fittings throughout. A more traditional balance is provided by the stone fireplace with double sided log burning stove between the two main living areas and exposed beams to the ceiling in these two spaces. It has a gas central heating system, uPVC double glazed windows and an intruder alarm system.

Externally there is a garden and driveway to the front providing access to the integral garage. To the rear there is an enclosed level lawned garden. This provides access to 2 useful store rooms beneath the property which are currently used for storage.



Accommodation

GROUND FLOOR

Entrance Hall

This spacious entrance hall features a staircase to the first floor with wooden balustrade, solid wood flooring, front entrance door, tall window over the stairs and central heating radiator.





Lounge 18' 11" x 14' 8"

The lounge is again of excellent proportions and features the reverse of the kitchen fireplace and its log burning stove, set upon a stone hearth, feature beams to the ceiling, windows to the rear, wood flooring and central heating radiator.



Living / Kitchen
26' 9" x 21' 2" (13'9" min)

This vast open plan living space features defined living, kitchen and dining areas. The kitchen is fitted with an excellent range of fitted base units and wall cupboards with laminated worksurfaces and a breakfast bar, integrated oven with warming drawer, microwave/second oven, fridge, dishwasher, induction hob with extractor and 1 ½ bowl ceramic sink with mixer tap. It also features tiled splashbacks, tiled floor, inset spotlights to the ceiling and 2 windows to the rear.



Study / Guest Bedroom
11' 6" x 10' 1"

A second reception room which offers the potential for a variety of uses. With window to the front and central heating radiator.

Downstairs WC

With two piece suite in white comprising low flush wc and hand washbasin, obscure glazed window to the front and central heating radiator.

The living area features a chimney breast with stone fireplace and log burning stove, feature beams to the ceiling, window and glazed double doors to the rear and tiled floor. A door leads into the utility room.



Utility 9' x 8' 3"

Located off the kitchen. With window to the rear, plumbing for washing machine, tiled floor, central heating radiator and personal access door to the garage.

Garage 17' 4" x 8' 3"

With remote control up and over door, obscure glazed window to the side and central heating boiler. There is also an inspection pit with steps leading down to the basement.

FIRST FLOOR

Landing

The landing overlooks the entrance hall and features a sloping ceiling with Velux rooflight over.



Dressing Room 13' 8" x 6' 3"

Fitted with a range of fitted shelving, drawers and hanging rails, Velux rooflight to the angled ceiling and central heating radiator.



Bedroom 2 15' 4" x 13' 7"

A large double bedroom with Velux combined window and rooflight to the rear enjoying the views to the rear, angled ceiling, built in double door wardrobe / linen cupboard providing generous storage and central heating radiator.



Bedroom 1 17' 8" x 12' 2"

The master bedroom is of an excellent size and features a Velux combined window and rooflight to the rear enjoying the views to the rear, angled ceiling, further window to the side and central heating radiator.



En-suite 10' 1" x 8' 8"

With 4 piece suite in white comprising low flush wc and washbasin within a vanity unit with granite top, bath with mixer tap and corner shower cubicle, combination towel rail and radiator, obscure glazed velux to the angled ceiling, tiled floor and splashbacks.

Bedroom 3 15' x 13' 8"

Another double bedroom with Velux combined window and rooflight to the rear enjoying the views to the rear, angled ceiling, further window to the side and central heating radiator.



Bedroom 4 15' 3" x 13'

Again a double bedroom with Velux rooflight to the angled ceiling enjoying the views to the rear, further window to the side and central heating radiator.



Bathroom 9' x 8' 3"

With 3 piece suite in white comprising low flush wc and washbasin set within a vanity unit, bath with shower over, heated towel rail / radiator, obscure glazed Velux rooflight to the angled ceiling, tiled floor and extractor fan.



Shower Room 9' x 7' 6"

With 3 piece suite in white comprising low flush wc, vanity washbasin and shower cubicle, obscure glazed Velux rooflight to the angled ceiling, combined central heating radiator, tiled floor and extractor fan.

LOWER GROUND FLOOR

Beneath the property there are 2 further store rooms which are accessed via door at the rear of the house. Note that the ceiling height in these rooms is restricted.



OUTSIDE

To the front of the house there is a garden area and driveway / parking area which provides access to the integral garage. With parking for 4 cars and a seating area.

Rear Garden

To the rear of the house there is a further enclosed garden area with level lawned area, well stocked borders and a raised timber decked seating area which is a real sun trap and takes advantage of the South facing views.

Additional Information

The property is Freehold. Energy rating 73 (Band C), Council tax band F.

Viewing

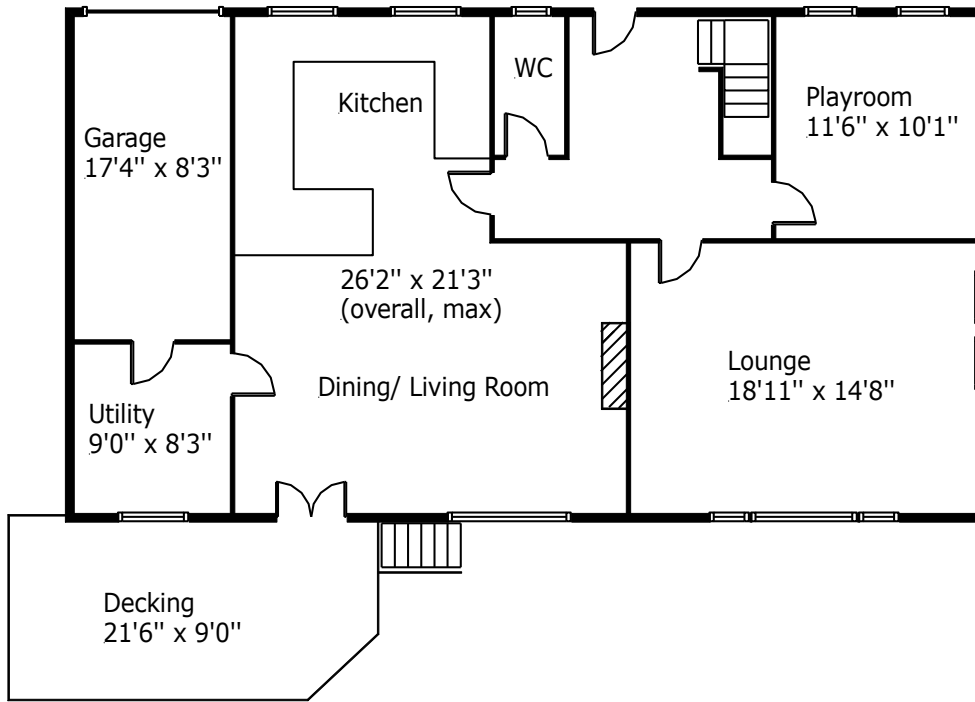
By appointment with Wm Sykes & Son.

Location

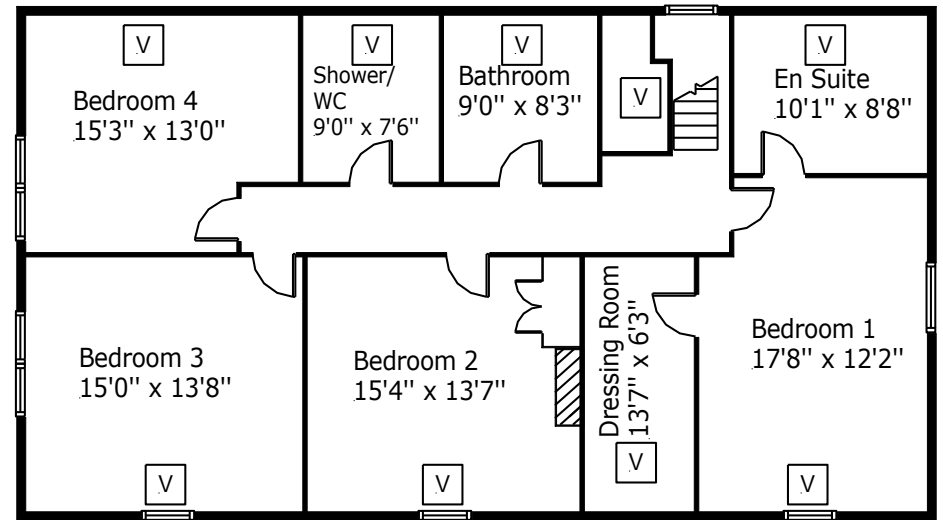
From the centre of Holmfirth head up Greenfield Road as far as Compo's Fish Restaurant, turn right onto Park Head Lane. At the top of the lane bear left onto Broad Lane and head up the hill. The property will be found on the left hand side.



21 Broad Lane



Ground Floor



First 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.
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