Wm Sykes & SON EST. 1866

Offers in the region of

£395,000



1 Hillside Avenue, Hepworth

A good sized three-bedroom detached house that is for sale with no upper chain. Whilst in need of some rejuvenation work the property has gas fired central heating and double glazing and has been extended to the rear with a garden room that is open plan to the dining room. The gardens are generous and with an attached garage and drive offering parking for a number of vehicles the property is an appealing opportunity. The accommodation comprises: entrance vestibule, hallway, lounge, kitchen, side entrance vestibule, dining room and garden room. To the first floor there are three bedrooms, two of which are doubles and a bathroom. Located within the much admired village of Hepworth. Viewing is highly recommended.

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Accommodation

GROUND FLOOR

Entrance Vestibule
A welcoming first impression with a double-glazed door and windows to either side.







Entrance Hallway
Opening from the front vestibule there is an obscure glazed panelled door which again has windows to either side. The staircase rising to the first-floor landing and doors lead off to the lounge, kitchen and dining room. There is an under stairs storage cupboard.





Lounge
12’ 10” x 12’ 10” (including fireplace)
The lounge has a living flame gas fire set within a period style surround with a marble effect back cloth and raised half hearth. There is a central heating radiator, wall lights and twin glazed panelled doors through to the dining area. The front facing window gives a garden aspect.







Dining Room **11' 1" x 9' 11"**

The dining room has a central heating radiator and ceiling light point and it is open to the garden room.



Garden Room **9' 9" x 7' 11"**

The flooring changes to a timber effect and double-glazed window allowing views over the rear garden and sliding patio glazed doors to the side giving access to the patio.



Kitchen **14' 5" x 7' 10"**

The kitchen has units to the high-and-low level inset freestanding gas cooker, stainless steel sink unit, plumbing for a dishwasher, fridge space, ceiling lights, double glazed window offering a rear garden aspect and a door leads off to the side entrance vestibule and there is a central heating radiator.

Side Entrance Vestibule

This compact area has a double-glazed stable style door with upper glass panel door, door giving access to a walk-in storeroom and a door giving access to the single integral garage.

FIRST FLOOR



Landing
With loft access point double glaze window to the side, allowing views over neighbouring gardens and woodland beyond.





Bedroom 1
12'10" x 12' 10"
(including wardrobes and chimney breast).
Located to the front of the property with a central heating radiator window allowing views over the front garden and a bank of built-in wardrobes and dressing table.



Bedroom 2
11' 1" x 9' 11" (including wardrobes)
Located to the rear of the property with central heating radiator, built-in wardrobes and double-glazed window with views over the rear garden.



Bedroom 3 **8' 8" x 7' 10"**
Located to the rear is good size single bedroom that has a double-glazed window and central heating radiator.





House Bathroom **9' 9" x 5' 9" max**

Comprising of a three-piece suite in white with a pedestal hand wash basin, low-level flush WC, bath with shower attachment and shower over, there is an extractor fan obscure double glaze window and heated towel rail style radiator. There is over stairs bulkhead storage.

OUTSIDE

Garage **15' 8" x 8' 8"**

Single garage with up and over door, double-glazed side window and rear access personnel door into the side vestibule.



Front

The front garden is mainly laid to lawn with hedge boundaries to one side and established planting. There is a driveway suitable for the parking of a number of vehicles and giving access to the garage.





Rear Garden

There is established planting, hedging, trees, a greenhouse, paved area directly from the garden room and around the greenhouse area and a lawned area.

1 Hillside Avenue



Floor plans are for identification purposes only.
All measurements are approximate.

Created using Vision Publisher™

Additional Information

The property is Freehold, Energy rating 58 (Band D), Council tax band C.

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.

Directions

Leave Holmfirth centre taking South Lane and continue. South Lane becomes Cinderhills Road and then Sandy Gate and at the crossroads in Scholes go straight ahead onto Chapelgate. Follow this road until you reach Hepworth village and proceed down Butt Lane. Turn right along Mount View Road then left down Hillside Avenue. No. 1 is on the right and you go down.

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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