

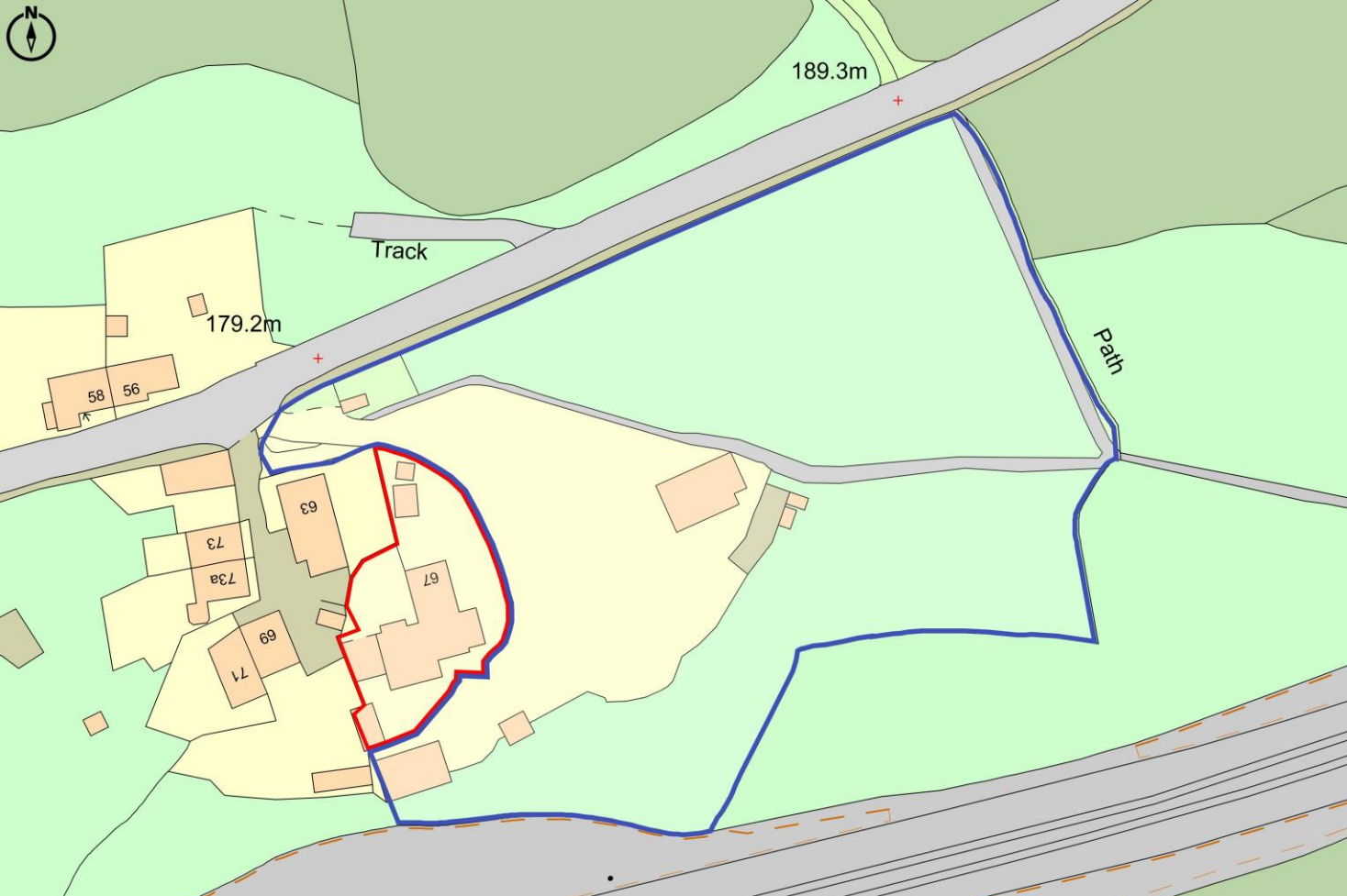


Wm Sykes
& SON EST. 1866

P R E S T I G E

TRUSTED FOR GENERATIONS





OAK VILLA

67 RADCLIFFE ROAD ~ GOLCAR ~ HUDDERSFIELD ~ HD7 4EZ

£825,000

An incredibly opportunity to purchase Oak Villa which comprises the substantial 5 bedroomed main residence with a 1 bedroomed ground floor annexe, and a 2 bedroomed lower garden level apartment with orangery. It has access over a sweeping driveway which leads to ample parking and turning areas, generous gardens, an outside open fronted entertainment cabin, sun terraces, and so much more. There is also the chance to buy, by separate negotiation, the adjoining 2.5 acres (approx.) of grass and woodland on which there are 2 detached 2-bedroomed lodges.

- Substantial Residence with 1 Bed Annexe & 2 Bed Apartment
- 8 Bedrooms in Total
- Fantastic Views
- Option to Purchase Adjoining Grass/Woodland & 2 Lodges
- Ample Parking
- Extensive Gardens
- Freehold
- Energy Rating 75 (Band C), Council Tax Band G

About Oak Villa (edged red on the plan)

Offering masses of scope for multi-generational living is this stone built substantial residence which occupies a superb position with a 'semi-rural country park' feel about its location. It enjoys fabulous views over the adjoining grounds and woodland (also available by separate negotiation) and far across the valley. There is so much to take in here that we really do urge you to book a viewing! The main house offers a substantial amount of accommodation for a mature or growing family and has direct access into a 1 bedroomed ground floor annexe with its own living areas, plus a sizeable 2 bedroomed more independent apartment which is accessed from the lower garden level. Externally, there is access over the sweeping driveway to ample parking, various garden areas, extensive paved terraces, areas that offer a little more privacy, and if you're wanting to be more sociable, then there is a large open fronted entertainment cabin plus access to a games room.

About the adjoining Land, Woodland & 2 Lodges (edged blue on the plan)

Available by separate negotiation:- This area amounts to approximately 2.5 acres and provides a real haven for anyone who wants to occupy the lodges which offer a great opportunity to be run as an 'airbnb'/holiday let business (subject to any necessary permissions/regulations). Both of these 2-bedroomed lodges are registered for council tax (both Band A) and have their own LPG gas tanks, drain into a septic tank shared with Oak Villa, and the electricity and water supplies are currently provided via Oak Villa.

There are a good variety of shops, bars, and restaurants in the nearby villages of Golcar and Slaithwaite, train stations in Slaithwaite & Marsden, and for those who commute, junctions 23 & 24 of the M62 are only a short drive away. Oak Villa is actually located mid-way between Slaithwaite and Wellhouse so the village of Slaithwaite is nearest and within walking distance or a short drive.



Oak Villa Main Residence Accommodation:

GROUND FLOOR

Entrance Hall

A spacious reception hall which has access directly into the sitting room, dining room, kitchen, and also internal access through to the ground floor annexe. It has a sweeping staircase rising to the first floor, and external door out to the top garden. Although this is the 'entrance hall', the property is mostly accessed from the other side via the utility room.

W.C.

Fitted with a low flush w.c. and wash basin set into a vanity top with cupboard beneath and a large, fixed mirror above. There is an extractor fan, and wood effect flooring.



Sitting Room 25'8" (into bay) (21'11" min) x 16'10"

A substantial reception room featuring a solid fuel stove set into the chimney breast with tiled hearth. There is a window overlooking the top garden and sliding patio doors to the opposite elevation provide lots of natural light flowing through from the orangery and also offer far reaching views.



Orangery 27'9" x 8'11"

This rather sizeable room offers ample space to sit, relax, and enjoy some of the most enviable views far across the valley, and French doors take you out to a good sized garden area making this ideal for socialising and taking your party outside as it flows through large openings to the dining room and then the kitchen.



Dining Room 13'0" x 11'4"

This formal dining room sits nicely between the kitchen and orangery in an open plan fashion. It provides ample space for your dining suite. A pair of doors open back into the entrance hall.



Breakfast Kitchen

14'7" x 14'6"

Fitted with a range of traditional style units with work surfaces over which incorporate a 1½ bowl sink with mixer tap. There is a sizeable matching island with large worktop which extends to create a breakfast bar and has storage cupboards beneath. There is a range cooker set into a corner with extractor hood over, cupboard housing the recently replaced central heating boiler, tiled splashbacks, and super views courtesy of windows to 2 elevations.

Utility Room

11'3" x 6'7"

Fitted with a range of wall and base units with ample worktops which incorporate a 1½ bowl stainless steel sink with mixer tap and there is space beneath for a washing machine, tumble dryer, and dishwasher. There is also adequate space for a fridge/freezer, and window and external door out to the side.

Games Room

21'11" x 13'4"

Accessed externally only from either the top garden or middle garden.





FIRST FLOOR

Landing

With door giving way to a further staircase which takes you up to the second floor bedroom suite.

Bedroom 1

14'8" x 14'7"

A large double bedroom with great far-reaching views across the valley. It has access into both an en suite bathroom and a dressing room.

En Suite Bathroom

11'3" x 8'3"

Fitted with a white suite comprising a corner bath with mixer tap, low flush w.c., and wash basin set on a vanity top with cupboard beneath. There is a shaver socket, extractor fan, frosted window providing natural light, a ladder style radiator/towel warmer, tiled walls, and tiled floor.

Dressing Room

Fitted with a bank of floor to ceiling mirror fronted wardrobes, shelving, and window offering great views.



Bedroom 2

16'10" x 10'11"

This large double bedroom also enjoys stunning far-reaching views.



Bedroom 3 14'2" x 13'10"
 Another very spacious double bedroom with windows to the front and rear. It has access through to a huge attic store room which has a velux roof window.



En Suite Shower Room 8'9" x 5'9"
 Fitted with a white suite comprising low flush w.c., wash basin on granite top with cupboard beneath, and a shower cubicle with mains fed shower over. It has mainly tiled walls, tiled floor, frosted window, and an extractor fan.

SECOND FLOOR



Bedroom 5 30'5" x 8'11"
 A great sized twin or double bedroom with some limited head height as the ceiling slopes in line with the roof pitch. There are 2 velux roof windows and a door leads through to a small dressing area which has fitted hanging rails before another door opens into:-



Bedroom 4 16'11" x 10'11" max
 A double bedroom with access to a storage cupboard and window offering views over the garden.



Bathroom 11'3" x 8'3"
 Fitted with a white suite comprising a low flush w.c., twin wash basins set into a granite vanity top with cupboards beneath and a tiled splashback over, corner bath with mixer tap and pull out hand held shower hose, and a corner shower cubicle with mains fed shower over. There is a frosted window to the side, mainly tiled walls, tiled floor, shaver socket, and a ladder style radiator/towel warmer.



En Suite Bathroom 10'9" x 8'0"
 Fitted with a white suite comprising a large corner bath with mixer tap and showering hose, low flush w.c., and a wash basin on granite vanity top which extends along 3 walls creating display shelving. It has tiled walls, tiled floor, velux roof window, extractor fan, and a ladder style radiator/towel warmer.

GROUND FLOOR ANNEXE

Having its own external access or access via a door from the entrance hall of the main residence is this one bedroomed annexe. It could always be brought back into additional accommodation for the main house if preferred. It comprises:-



Open Plan Living, Dining & Kitchen Area

21'8" (17'8" min) x 17'11"

A great space with a stone fireplace and hearth creating a focal point, 2 pairs of sliding patio doors giving access out to the rear garden, and superb views and French doors to the front. The kitchen area is fitted with wall and base units along with worksurfaces which incorporate a stainless steel sink with mixer tap. There is an electric oven, gas hob with extractor hood over, tiled splashback, and space for a washing machine and under counter fridge.



Bedroom 6

17'10" x 9'7"

A double bedroom with windows to the front and rear and access to a small shower room with a Mira shower within the shower enclosure.

A door from the bedroom takes you through into a small lobby where you have access to the w.c. off the main reception hall.



LOWER GARDEN LEVEL APARTMENT

This is completely independent of the main house in terms of gaining access so would also work as a holiday let (subject to usual rules & regulations).



Orangery/Living Area 20'10" x 10'3"
A spacious, light and airy living space with windows and glazed doors offering fine views. The glazed roof ensures plenty more natural light.



Kitchen Area

Kitchen Area 9'11" x 7'0"

Open to the orangery and fitted with a range of wall and base units having worksurfaces over which incorporate a 1½ bowl stainless steel sink with mixer tap. There is an electric oven, gas hob with extractor hood over, tiled splashbacks, space for a dishwasher, space for a fridge/freezer, and a recess between the two rooms having plumbing for a washing machine and a wall mounted central heating boiler.



W.C.

Fitted with a white suite comprising a low flush w.c. and wash hand basin with cupboard beneath. It has part tiled walls, mirrored wall panels, shaver socket, and extractor fan.

Bedroom 7 11'5" x 9'4"

A double bedroom with window to the front.



En Suite Bathroom

En Suite Bathroom 6'2" x 4'1"

Fitted with a white suite comprising a panelled bath with mixer tap, low flush w.c., and wash basin on a vanity top with cupboards beneath. There are part tiled walls, extractor fan, ladder style radiator/towel warmer, and an opening leads through into a shower room.



Bedroom 8 14'6" x 14'2"

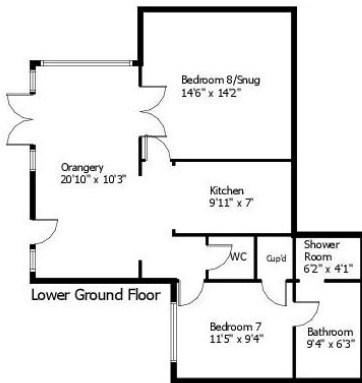
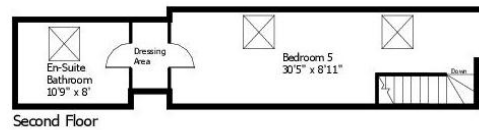
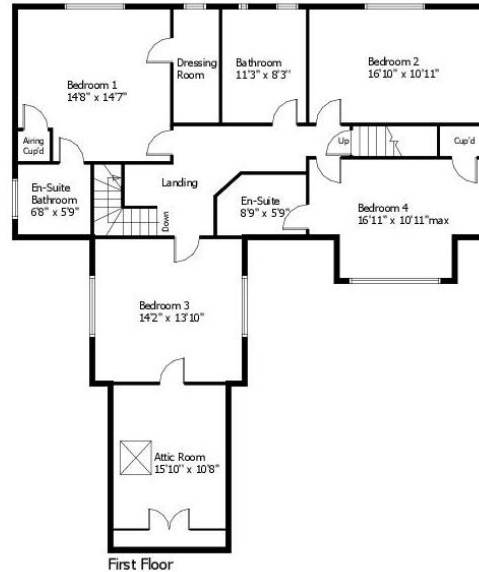
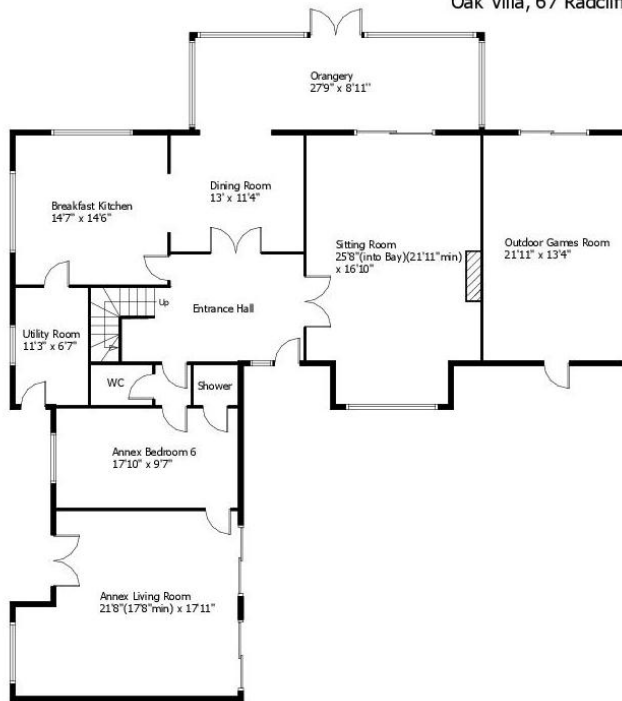
Although used as a double bedroom, it could also be used as a sitting room and has access either directly from the orangery, or the kitchen.



External



Oak Villa, 67 Radcliffe Road, Golcar



This floor plan is for illustration purposes only and may not be to scale. The dimensions and positions of walls, doors, windows, fittings, appliances and fixtures are approximate only. We recommend you to ascertain the correct details from the architect by 'Site a Design'.

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OUTSIDE

As aforementioned, there is ample parking & turning areas, various gardens and extensive terraces, and the option to purchase the additional grass and woodland on which there are 2 lodges.

Viewing

Strictly by appointment with Wm. Sykes & Son.

Location

Take Radcliffe Road out of Slaithwaite and follow the road for a while and as the road starts to climb, look out for Dunnock Fold on the right immediately after which is the entrance to Oak Villa.

Additional Information

- Council Tax – Band G for the main residence and Band A for the garden level apartment.
- Tenure – Freehold
- Energy Rating 75 (Band C)
- Utilities:-
 - Electricity – mains
 - Water – mains
 - Drainage – septic tank
 - Gas – mains
 - Heating – gas fired central heating
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows there is an 'ultrafast' broadband service in this area and mobile coverage at the property is offered by several providers.

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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