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PRESTIGE

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VERWOOD

95A WOODHEAD ROAD, HOLMFIRTH, HD9 2NW

OFFERS REGION
£725,000

This outstanding stone built detached offers larger than expected accommodation than is first expected. It features extensive living accommodation on the upper floor with a flexible self contained 1 bedroom annex space. 4 further bedrooms can be found on the lower ground floor. It benefits from a large terraced seating area and additional lawned garden at the rear where there are wonderful views to be enjoyed too.

- Deceptive stone built detached house
- Extensive and flexible accommodation
- Large lounge and living / dining kitchen
- 4 bedrooms, 2 en-suites and bathroom
- 1 bedroom annex with living kitchen
- Driveway parking and detached garage
- Rear garden with terrace enjoying views
- Tenure: Freehold, Energy rating 77 (Band C) Council tax band E

About Verwood

The property was originally built in 1974 and is of traditional stone built construction beneath a stone slate roof. Our clients became the second owners in 2015 and have completed extensive renovation works which include the creation of the annex by linking the main house to a former outbuilding in front of the building. A large rear extension has also been added in conjunction with converting the lower level to create space for the 4 bedrooms. It was designed to meet the needs of our client and their extended family at the time, but they are now looking to downsize with their onward move already secured, meaning that there is no onward chain involved.

The main front door is recessed within an open porch area and leads into the spacious hallway with stairs leading to the lower level surrounded by glass balustrading. From here there are doors to the large lounge and a separate living kitchen which features a bank of five glazed folding doors opening to the rear terrace and enjoying the wonderful views. There is a generous cloak / boot room off the kitchen which has its own entrance door to the front. Also within this section of the house is a separate wc.

The annex is linked to the house by a small room which could be used as a study or additional bedroom if required. An additional door from the driveway provides day to day access into the superb dining kitchen which is split level and open plan to the living space. Also within the annex is a double bedroom and shower room.

Returning to the main house, the remaining bedrooms will all be found on the lower level. Here you will find a spacious and long hallway with picture windows at the end overlooking gardens and beyond. The principal bedroom has a large en-suite bathroom and a walk in wardrobe. Bedroom 2 also has an en-suite and walk in wardrobe. The 3rd bedroom is another good sized double bedroom and has the use of the large family bathroom along with the final single bedroom / study. Also on this floor is the house laundry room.

The property is well presented throughout with good quality fixtures and fittings alongside double glazed windows and gas central heating system. It is connected to mains water, electricity and gas, whilst drainage is to a



modern sewage treatment plant (installed circa 2017) in a plot of land just beyond the house boundary.

Externally, there is a tarmac driveway and parking area in front of the house with a detached stone built single garage with storage room below. The rear garden features a large terrace seating area which extends behind the lounge and kitchen areas. Steps from here lead down to an additional level lawned area enjoying the views.

The property is located in the heart of the popular village of Hinchliffe Mill which has simple amenities in the village pub, shop and junior school. Further amenities can be found in the centre of Holmfirth which is just over a mile away. The village enjoys pleasant countryside surroundings with great access to walking routes up on the hills or down by the river.



Accommodation:

GROUND FLOOR



Entrance Hall

There is a recessed entrance porch to the front of the house with wooden entrance door into the hall. This is a spacious hallway with glazed balustrading around the stairs which lead to the lower ground floor level. It features 2 velux rooflights to the high angled ceiling above, wood flooring, inset spotlights to the ceiling and central heating radiator.



Lounge

18'10" x 15'7" (14'11" min)

A large living room which features a range of windows to the front and side enjoying the views, high angled ceiling and column radiator.



Living Kitchen 22'1" x 18'11" (22'1" max)

A spacious living / dining kitchen, featuring a bank of 5 glazed folding doors to the rear terrace which take full advantage of the views, further windows to the front and side, herringbone style flooring and a Fatboy column radiator. The kitchen area is fitted with an excellent range of fitted base units and wall cupboards with shaker style fronts and composite worksurfaces, 1 1/2 bowl inset stainless steel sink unit with mixer tap, integrated dishwasher and free standing range style cooker with extractor over.

Cloaks / Bootroom 13'6" x 4'7"

A secondary, less formal entrance to the property with space sot accommodated all of the family's outdoor gear. With entrance door, high level window, built in storage and central heating radiator.

Guest WC

With low flush wc, pedestal washbasin, obscure glazed window to the side, cupboard housing the central heating boiler, radiator.



ANNEX

The annex is also on the ground floor and is linked to the main house by an interconnecting doorway into the Study / Nursery.



Study / Nursery 11'2" x 6' (10' max)

A flexible room which could meet a variety of uses depending upon the needs of the buyer, such as an additional bedroom for the annex, study or simply for storage.

Lobby

With doors into each the rooms within the annex.



Living Area 15'7" x 9'9"

With window facing into the front courtyard area, log burning stove, high angled ceiling with 2 velux rooflights, laminated flooring, central heating radiator.

Kitchen Area 15'9" x 13'2"

Open plan, yet split level and up a short set of steps from the living area. The kitchen has obscure glazed windows either side of the door from the front courtyard providing day to day access to the annex. It features a stone flagged floor, 2 velux rooflights to the angled ceiling and a central heating radiator. There is a good range of fitted units with laminated worksurfaces, ceramic sink with mixer tap, range style cooker and fridge freezer.





Bedroom 11'9" x 10'1"

A double bedroom with glazed double doors to the rear, laminated flooring, high angled ceiling and central heating radiator.



Shower Room 6'11" x 5'9"

With modern suite comprising low flush wc, vanity washbasin and shower enclosure, laminated flooring, inset spotlights to the ceiling, extractor and central heating radiator.

LOWER GROUND FLOOR



Hall

A long and broad hallway which extends to the rear descending gradually over 3 levels. It features glazed folding doors to the rear garden and a tall picture window enjoying views up the valley.



Bedroom 1 12'6" x 13'

A double bedroom with windows to the rear enjoying the views and central heating radiator.



En-suite 12'8" x 7'6" (11'8" max)

A large en-suite with low flush wc, pedestal washbasin, free standing bath and large walk in shower enclosure, 2 obscure glazed windows to the side, LVT flooring and central heating radiator. Glass bricks from the original build of the property have also been retained and repurposed here as a feature.

Walk in Wardrobe 7'4" x 6'3"

With sliding pocket door, fitted rails and shelving, central heating radiator.



Bedroom 2 15'11" x 10'

Another good sized double bedroom with windows to the rear enjoying the views, central heating radiator.



En-suite 7'4" x 6'3"

With low flush wc, pedestal washbasin, shower enclosure with overhead shower, partly tiled walls, LVT flooring, extractor and central heating radiator.

Walk in Wardrobe 6'7" x 4'4"

With built in hanging rails and shelves, central heating radiator.



Bedroom 3 11'8" x 10'10"

Another double bedroom with windows to the rear and central heating radiator.

Bedroom 4 / Study 8'4" x 7'3"

A single bedroom or study with window to the side and central heating radiator.



Bathroom 10'5" x 6'11"

A large house bathroom which has a low flush wc, pedestal washbasin and bath with shower over, LVT flooring, inset spotlights to the ceiling, extractor and central heating radiator.

Laundry Room 6'1" x 4'10"

With fitted units and laminated worksurfaces, plumbing for washing machine, central heating radiator and extractor.



OUTSIDE

The property is accessed via a tarmac driveway from Woodhead Road which provides off road parking and access to the detached garage. Steps lead down to the front entrance, and a path leads round to the rear garden and terraces.

Garage 19'6" x 10'6"

A detached single garage with remote controlled up and over door to the front, electric light and power supply and an additional garden storeroom below.



Gardens

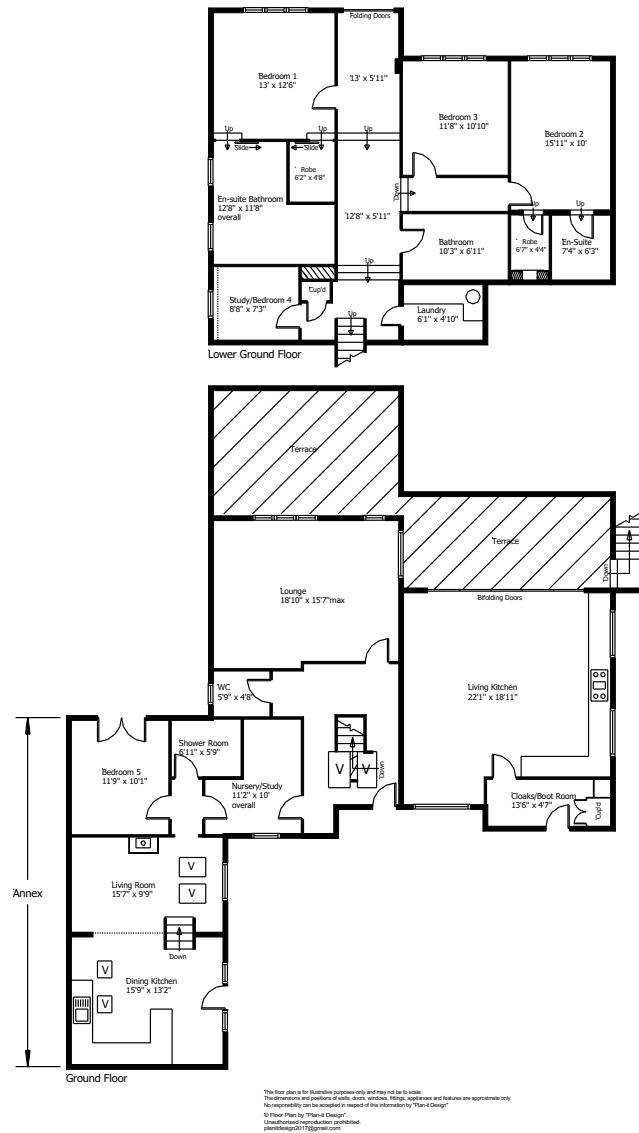
There is a large tiled terraced area with wrought iron balustrading accessed from the kitchen. Steps from here lead down to the rear level lawned rear garden.







VerWood, 95a Woodhead Road, Hinchliffe Mill



Additional Information

The property is Freehold. Energy rating 77 (Band C), Council tax band E.

The annex is council tax band A with an Exemption T Certificate.

Our online checks show that Fibre to the Premises is available to be installed and that mobile coverage is good both outdoor and in-home with a range of suppliers.

Viewing

By appointment with Wm Sykes & Son.

Location

Head out of Holmfirth on the A6024 Woodhead Road towards Holmbridge. You will reach the village of Hinchliffe Mill after approximately 1 mile and the property will be found 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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P R E S T I G E