Wm Sykes & SON EST. 1866

Offers in the region of

£280,000

15 Greenlaws Close, Upperthong

This attractively presented semi-detached house enjoys a popular residential location with a pleasant open outlook to the rear. It comprises: entrance porch, lounge, dining kitchen, landing, 3 bedrooms and a bathroom. The property is well presented throughout with a gas central heating system, uPVC double glazing and modern fittings. Externally, there is a driveway to the front with space for 2 cars and access to the single garage. To the rear of the house, is an enclosed garden with lawn and patio area. The property is offered for sale with no vendor chain.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

GROUND FLOOR

Entrance Porch
With composite entrance door to the front, obscure glazed window to the side, central heating radiator and LVT flooring.

Hall
With LVT flooring, stairs to the first floor and central heating radiator.

Lounge

Lounge **14'2" x 12'8"**
The herringbone style LVT flooring runs through into the lounge, recessed cupboard under the stairs, central heating radiator and double doors through to the kitchen.

Dining Kitchen

Dining Kitchen — 15'9" x 11'1"

With 2 windows to the rear overlooking the gardens and beyond, range of fitted base units and wall cupboards with laminated worksurfaces, 1 ½ bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, plumbing for dishwasher, free standing range style cooker with extractor over, tiled splashbacks, LVT flooring, central heating radiator and door to the garage.

Garage — 18'7" x 8'

A single garage with up and over door to the front, window and door to the rear, electric light and power supply, water point.

FIRST FLOOR

Landing
With loft access hatch and central heating radiator.

Bedroom 1 **13'6" x 9'1"**
A double bedroom with windows to the front, central heating radiator.

Bedroom 2 **11'11" x 8'6"**
A double bedroom with window to the rear, central heating radiator and built in cupboard housing the central heating boiler.

Bedroom 3 **8'11" x 6'11"**
With window to the rear and central heating radiator.

Bathroom **8'8" x 6'5" (5'10")**
With low flush wc, vanity washbasin, bath with shower over, partly tiled walls, tiled floor, heated towel rail, obscure glazed window to the front and built in cupboard over the staircase bulkhead.

OUTSIDE

Outside Front

Outside Rear

OUTSIDE

There is a sloping tarmac driveway to the front elevation leading to the attached garage. At the rear of the house, you will find an enclosed garden with lawn and patio area enjoying the pleasant views.

Views

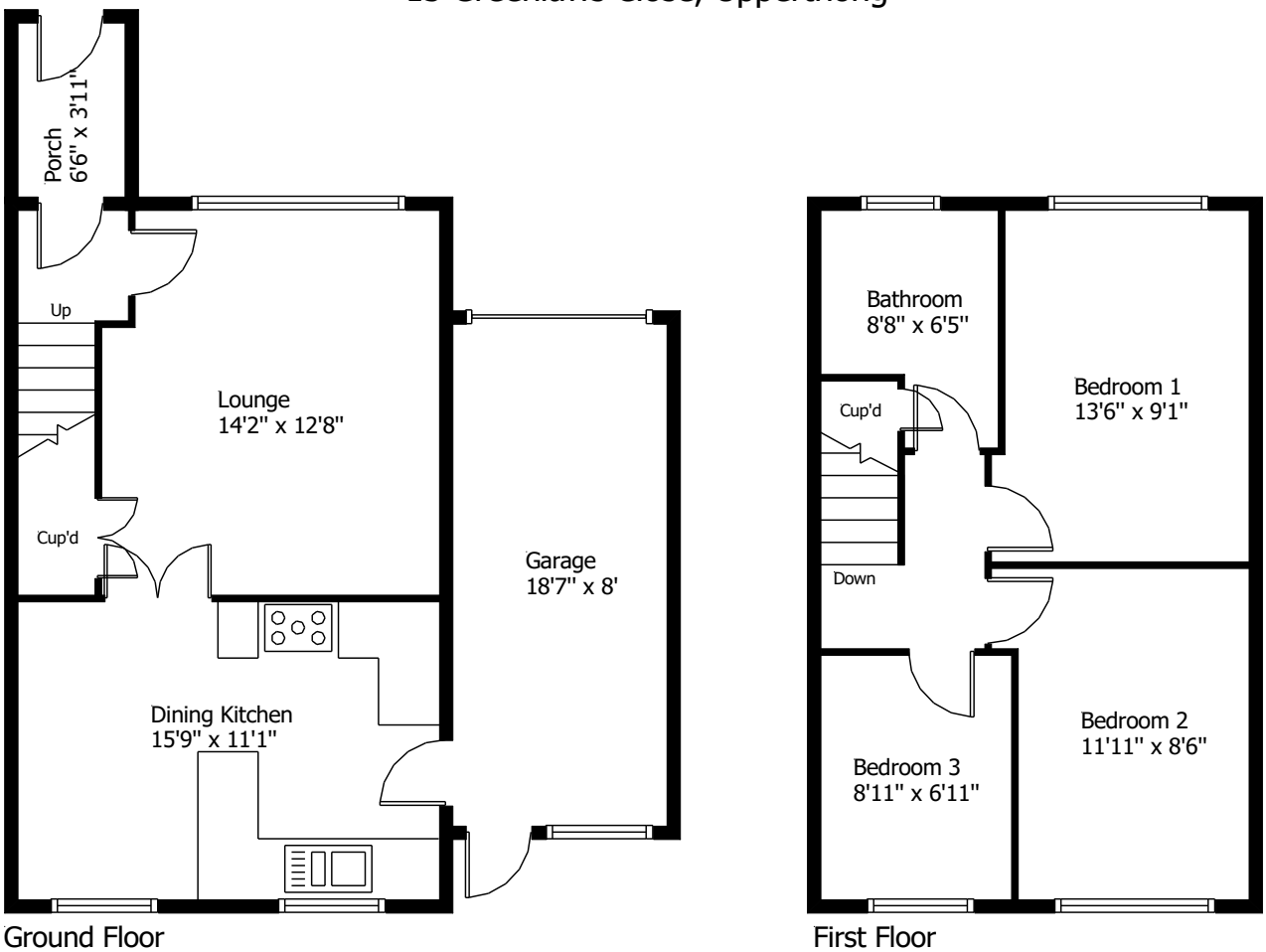
Additional Information
The property is Freehold; Energy rating 67 (Band D); Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors with a range of suppliers.

Viewing
By appointment with Wm Sykes & Son.

Location
Take Upperthong Lane out of Holmfirth. Follow this road, it turns into Broad Lane. Carry on up the hill. Take a right turn onto Netherhouses. Then bear left at the T-junction, the property will be found on the left.

15 Greenlaws Close, Upperthong



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"

© Floor Plan by "Plan-it Design".
Unauthorised reproduction prohibited.
planitdesign2017@gmail.com

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.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk