



**New House Farm
New Hey Road
Outlane Huddersfield
HD3 3YL**



AN APPEALING DOUBLE FRONTED STONE BUILT AND SLATED DETACHED HOUSE WITH PLENTY OF OFF ROAD PARKING, LARGE GARDEN AND ADJOINING PADDOCK OF APPROXIMATELY ONE AND QUARTER ACRES.

This handsome and characterful home has well appointed and attractively presented accommodation arranged over three floors which includes a huge attic bedroom 34' x 21'6" approx. The accommodation is served by a gas central heating system, sealed unit double glazing and briefly comprises: Entrance hall, living room, dining room, farmhouse kitchen, hobby room, garden room, downstairs w.c., and utility room. Basement with barrel vaulted keeping cellar. First floor: Four double bedrooms, two with en-suite and walk in wardrobes together with family bathroom and second floor bedroom five/games room. Externally there is an extensive block paved driveway providing off road parking for a number of vehicles, attached garage and adjacent to the garage is a further gravelled parking area. There are large gardens located predominantly to the front with lawned areas, greenhouse, ornamental pond and timber decking and adjacent to the gardens there is a virtually level paddock of approximately an acre and a quarter with stable and chicken coop.

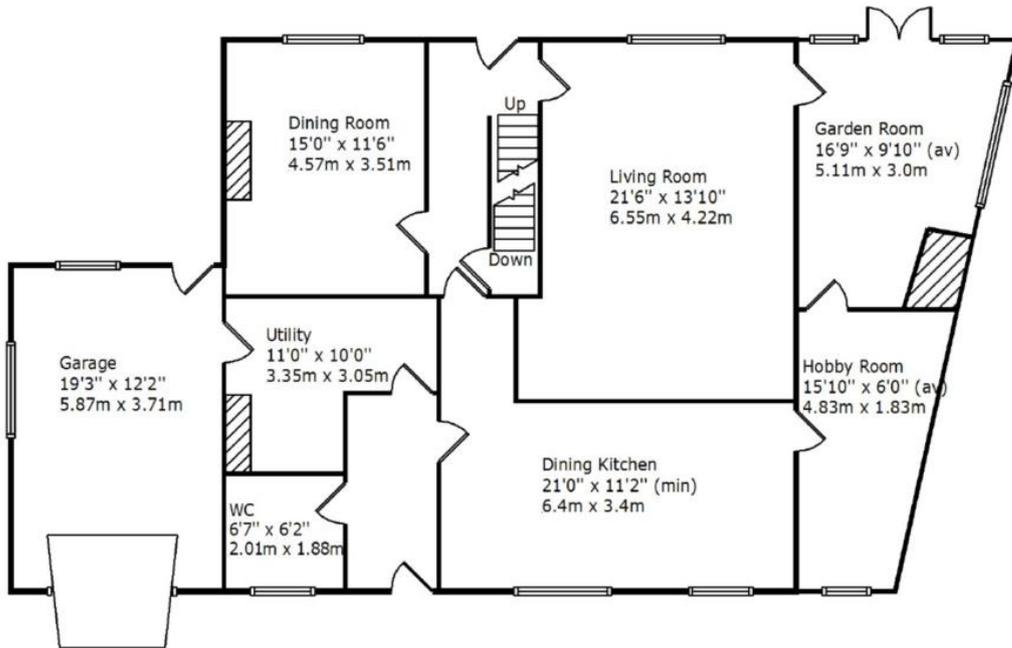
Offers around £550,000

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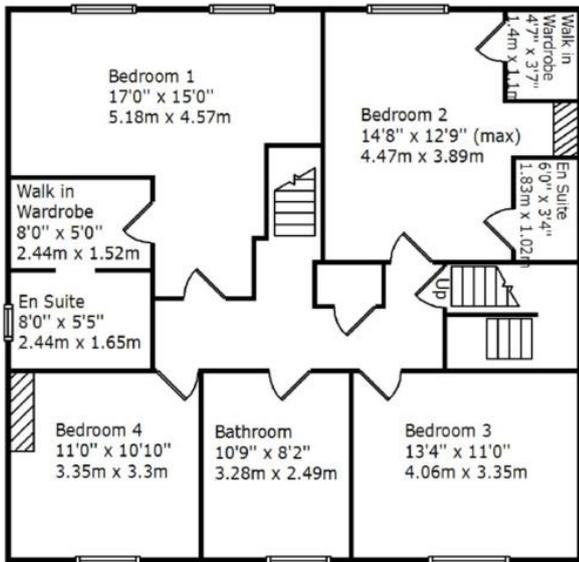
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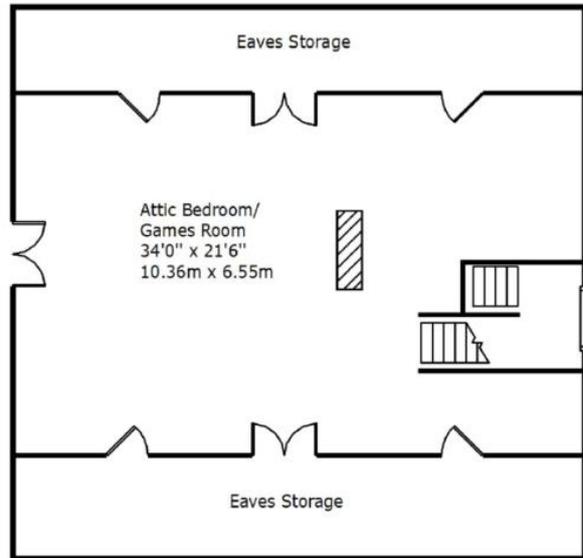
New Hey Road Outlane



Ground Floor



First Floor



Second Floor

Drawing: SB-Hud-17-063

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THE ACCOMMODATION COMPRISES

GROUND FLOOR

A timber panelled and glazed door opens into the entrance hall.

ENTRANCE HALL

This has a small window above the door providing additional natural light. There is a beamed ceiling, central heating radiator, two wall light points and to one side a stone staircase with wrought iron spindles and oak hand rail rises to the first floor with door beneath leading to the cellar. From the hallway access can be gained to the following rooms:-

LIVING ROOM

21'6" X 13'10" (6.55m X 4.22m)

This large principal reception room is situated to the front of the house and has timber and sealed unit double glazed windows which overlook the delightful gardens. There is a beamed ceiling, four wall light points, two central heating radiators and as the main focal point of the room there is a stone fireplace which is home to a coal effect gas fire resting on a stone hearth. The living room can be accessed either from the hallway or the garden room.



GARDEN ROOM

16'9" X 9'10" (5.11m X 3.00m)

This has a timber panelled and frosted glazed door leading into the hobby room. There is a timber and glazed door giving access to the living room. There are timber and sealed unit double glazed windows together with timber and sealed unit double glazed French doors which open out onto the front garden. There is a ceiling light point, wall light point and tiled floor.

HOBBY ROOM

15'10" X 6' AVE (4.83m X 1.83m AVE)

With timber and sealed unit double glazed window looking out to the rear. There are ceiling downlighters, tiled floor and to one side a timber and frosted glazed door gives access to the dining kitchen.



DINING KITCHEN

21' X 11'2" MIN (6.40m X 3.40m MIN)

Another good sized room which has a bank of stone mullioned sealed unit double glazed windows which look out to the rear. There is a beamed ceiling with inset LED downlighters, tiled floor, vertically hung radiator and fitted with farmhouse style oak fronted base and wall cupboards, drawers, contrasting granite worktops, Belfast sink with chrome mixer tap and oak surround. There are pelmet downlighters, concealed lighting beneath the wall cupboards, wine rack, display shelving, Rangemaster dual fuel cooker with six burner gas hob, electric double oven, grill and warming drawer with Rangemaster extractor hood over, wine cooler, housing for American style fridge freezer, integrated dishwasher, kick space heater and to one end there is a Diamond multi fuel stove. To one side of the kitchen a door gives access to a rear hallway.



REAR HALLWAY

With beamed ceiling, ceiling light point, tiled floor, central heating radiator and with a timber and leaded stained glass door giving access to the rear. From the hallway there is access to a downstairs w.c., and utility room.

DOWNSTAIRS W.C.

6'7" X 6'2" (2.01m X 1.88m)

With stone mullioned frosted sealed unit double glazed window, beamed ceiling with ceiling light point, quarry tiled floor, tongue and grooved boarding to dado height with additional splashback above, central heating radiator and fitted with a suite comprising pedestal wash basin and low flush w.c.

UTILITY ROOM

10' X 11' (3.05m X 3.35m)

With courtesy door to the garage, beamed ceiling with inset downlighters, central heating radiator, quarry tiled floor and fitted with shaker style base and wall cupboards, contrasting worktops and with plumbing for automatic washing machine and space for tumble dryer.

DINING ROOM

15' X 11'6" (4.57m X 3.51m)

This is accessed off the front entrance hall and situated adjacent to the living room with timber and sealed unit double glazed windows to two elevations. There is a beamed ceiling with ceiling light point, central heating radiator with period style cover and as the main focal point of the room there is a feature fireplace with timber surround and home to a coal effect gas fire which rests on a tiled hearth.



BASEMENT

This is accessed off the main hallway with stone steps leading down to a barrel vaulted keeping cellar with central stone table and further stone table to one side. There is a stone flagged floor and two ceiling light points.

FIRST FLOOR LANDING

With beamed ceiling and inset LED downlighters together with two ceiling light points. There is a central heating radiator with period style cover, linen cupboard, book shelving and at one end a timber and glazed door gives access to a staircase rising to the second floor. From the landing access can be gained to the following rooms:-

BEDROOM ONE

17' X 15' (5.18m X 4.57m)

With two timber and sealed unit double glazed windows providing plenty of natural light and taking full advantage of a delightful aspect over the property's large established gardens. There is a beamed ceiling with ceiling light point, two wall light points, two central heating radiators and to one side a door opens into a walk in wardrobe.



WALK IN WARDROBE

8' X 5' (2.44m X 1.52m)

With inset LED downlighters, fitted cloaks rail and shelving, central heating radiator and to one side a doorway leads into an en-suite shower room.

EN-SUITE SHOWER ROOM

8' X 5'5" (2.44m X 1.65m)

With a timber and frosted double glazed window. There are inset LED downlighters, extractor fan, part tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome waterfall style monobloc tap over, low flush w.c., and walk in shower with glazed panels and chrome shower fitting incorporating fixed shower rose and separate handspray.



BEDROOM TWO

14'8" X 12'9" MAX (4.47m X 3.89m MAX)

This is situated adjacent to bedroom one and overlooks the front garden through a timber and sealed unit double glazed window. There is a beamed ceiling with ceiling light point, central heating radiator, decorative cast iron fireplace with timber mantel and to either side of the fireplace there are doors giving access to a walk in wardrobe and en-suite.



WALK IN WARDROBE

8' X 5' (2.44m X 1.52m)

With ceiling light point, fitted cloaks rail, shelving and central heating radiator.

EN-SUITE SHOWER ROOM

8' X 5'5" (2.44m X 1.65m)

With ceiling light point, floor to ceiling tiled walls, extractor fan, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and corner shower cubicle with Mira electric shower fitting.

BEDROOM THREE

13'4" X 11' (4.06m X 3.35m)

This is situated to the rear of the property and has stone mullioned timber and sealed unit double glazed windows. There is a beamed ceiling with ceiling light point, central heating radiator and having a fitted vanity unit incorporating wash basin with chrome monobloc tap.



BEDROOM FOUR

11' X 10'10" (3.35m X 3.30m)

This is situated adjacent to bedroom three and has stone mullioned timber and sealed unit double glazed windows looking out to the rear. There is a beamed ceiling with inset downlighters and central heating radiator.



BATHROOM

10'9" X 8'2" (3.28m X 2.49m)

With a beamed ceiling with inset downlighters, extractor fan, part tiled walls, tiled floor, central heating radiator, chrome ladder style heated towel rail and fitted with a suite comprising corner jacuzzi style panelled bath, pedestal wash basin, low flush w.c., and walk in shower with curved glazed shower screen and chrome shower fitting.



SECOND FLOOR

ATTIC BEDROOM FIVE/GAMES ROOM

34' X 21'6" (10.36m X 6.55m)

This room certainly has the Wow factor given the sheer size and has a variety of uses. There is a pitched ceiling with exposed timbers, numerous inset downlighters, exposed stonework. To the front elevation there are stone mullioned timber and sealed unit double glazed windows and to the rear elevation there are twin timber and sealed unit double glazed French doors. Central to the room there is a chimney breast and to either side there is some excellent eaves storage.



OUTSIDE



PARKING

To the rear of the property (New Hey Road side) there is an extensive block paved driveway which provides off road parking for a number of vehicles. Attached to the property there is a stone built and slated garage and to the side of the garage there is an additional gravelled parking area.

GARAGE

19'3" X 12'2" (5.87m X 3.71m)

With electric up and over door, courtesy door giving access to the utility room, door giving access to the rear of the property, windows to two elevations, power and light.

GARDENS

To the left hand side of the property and below the gravelled parking area there is a grassed area which is bordered by dry stone walling and has a four bar timber gate opening onto the paddock. The gardens are principally located to the front of the property and are well screened offering a good degree of privacy. There are three lawns, a variety of trees, flowers and shrubs, greenhouse, vegetable and fruit beds, small brick store, brick and stone flagged pathways, stone trough with ornamental pump, ornamental pond and timber decking. To one side there is timber hand gate which gives access to the paddock. The paddock can also be accessed through a four bar timber gate leading off the driveway.



PADDOCK

The paddock is virtually level and approximately around one acre and a quarter and includes a brick stable with an attached timber chicken coop and run.



ADDITIONAL DETAILS

CENTRAL HEATING

The property has a gas central heating system.

SECURITY

The property has security lighting.

DOUBLE GLAZING

The property has sealed unit double glazing where mentioned.

VIEWING:

For an appointment to view, please contact the Huddersfield Office on 01484 651878

DIRECTIONS

Proceed out of Huddersfield up Trinity Street and on reaching the roundabout continue straight ahead onto Westbourne Road passing through Marsh. At the next roundabout continue straight ahead onto New Hey Road then on reaching the roundabout by Junction 23 of the M62 take the second exit signposted Outlane. Continue down the hill and where the road gently bends around to the right and the entrance to the property is just above No. 719 New Hey Road and the house itself is situated to the rear of No. 727.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FLOOR PLANS

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

IMPORTANT NOTES

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MEASUREMENTS

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independant mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm

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