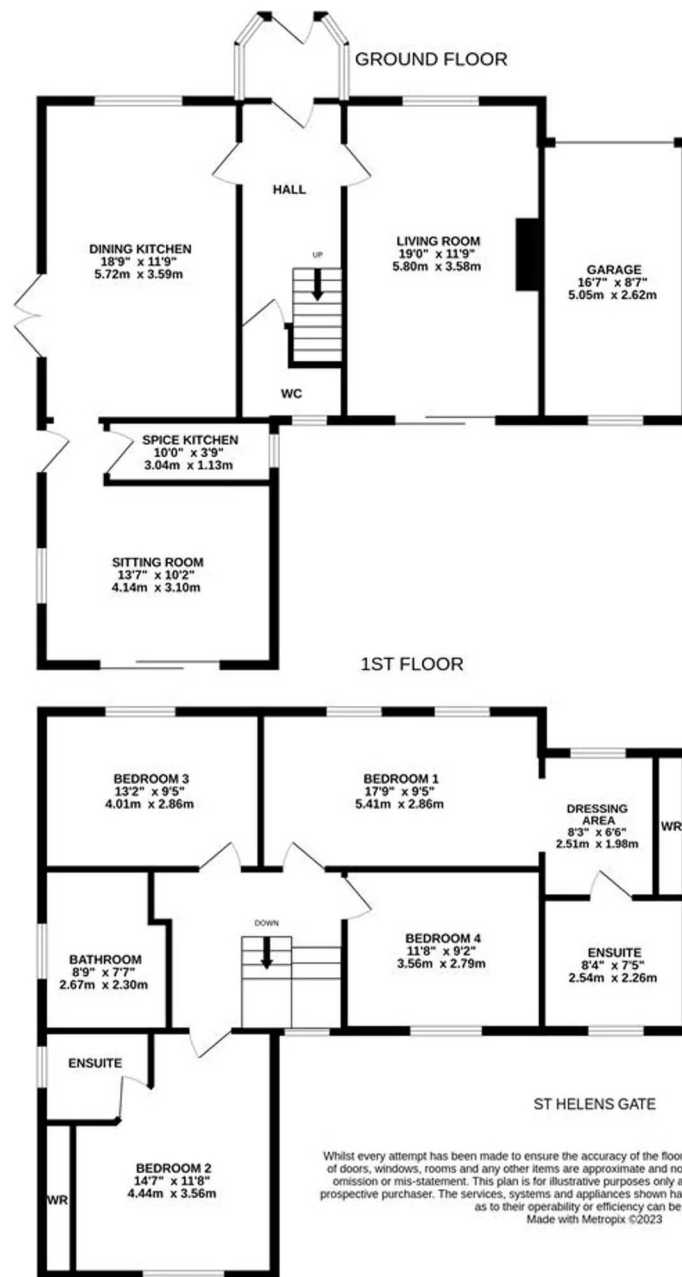




St. Helens Gate, Huddersfield

Huddersfield

£925,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



72 St. Helens Gate

Almondbury, Huddersfield

SITUATED AT THE END OF A SMALL PRIVATE DRIVE STANDS THIS GEORGIAN STYLE DOUBLE FRONTED DETACHED FAMILY RESIDENCE WITH A SHALLOW BLUE SLATE PITCHED ROOF AND OCCUPYING A STUNNING POSITION OVERLOOKING LARGE ESTABLISHED GARDENS WITH ADJOINING WOODLAND AFOORDING A HIGH DEGREE OF PRIVACY AND HOME TO A VARIETY OF WILDLIFE INCLUDING DEER.

THE property has a stylish modern well-appointed interior comprising; entrance porch, entrance hall, living room, dining kitchen with fitted German units and appliances, separate spice kitchen/ utility and sitting room. To the first floor a landing leads to the master bedroom with dressing room an ensuite, guest bedroom with ensuite, two further bedrooms and bathroom. Externally there is parking for a number of vehicles, single garage, and large gardens to three sides bordered by Rushfield Dike with two bridges giving access to the adjoining woodland. Local shopping facilities are available within Almondbury Village together with schools, Woodsome Golf Course and accessible for M1 and M62 motorways.



Entrance Hall

The entrance porch measures 6'4 x 6'2 with a timber panelled door, PVCu double glazed windows, window seat with storage beneath, oak flooring, ceiling light point and from here an oak door opens into the entrance hall. The hallway has inset ceiling downlighters, oak flooring, central heating radiator and at the far end a return staircase rises to the first floor with w.c. beneath. From the hallway access can be gained to the following: -

Downstairs W.c

With a frosted PVCu double glazed window, inset ceiling downlighter, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail, display niche and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c. with concealed cistern.

Living Room

19' 0" x 11' 9" (5.79m x 3.58m)

This is the first of two reception rooms with a PVCu double glazed window looking out over the front garden and PVCu double glazed sliding patio doors giving access to the rear. Both elevations enjoy a lovely aspect and fill the room with an abundance of natural light. There are inset ceiling downlighters, two central heating radiators, oak flooring and housed within the chimney breast there is a contemporary pebble and log flame effect gas fire.



Dining Kitchen

18' 9" x 11' 9" (5.72m x 3.58m)

With a PVCu double glazed window looking out across the front garden together with PVCu double glazed French doors opening out to the side and once again filling this room with an abundance of natural light. There are inset LED downlighters, central heating radiator, tiled floor and fitted with a stylish modern German kitchen with a range of 'Ivory' gloss handleless soft closing base and wall cupboards, drawers, pan drawers, there is a Siemens stainless steel electric fan assisted oven, Siemens stainless steel combi oven and matching warming drawer, integrated fridge, freezer and with an island unit once again having a bank of pan drawers to both front and rear and these are complimented by contrasting overlying granite worktops which extend to form a breakfast bar and also houses an inset stainless steel sink with chrome monobloc tap and a Siemens five burner gas hob.

Inner Lobby

From the kitchen there is access to an inner lobby with a PVCu and sealed unit double glazed door leading to the side garden, there is an inset LED downlighter, tiled floor and from here access can be gained to the following:-





Spice Kitchen

10' 0" x 3' 9" (3.05m x 1.14m)

With PVCu double glazed window, inset LED downlighters and with matching units to that of the main kitchen with cupboards, drawers, overlying granite worktops with glass splashbacks, there is an inset circular stainless steel sink with an extending chrome monobloc tap, Siemens four ring gas hob with Siemens stainless steel extractor hood over, there is an integrated Siemens dishwasher, integrated Hotpoint washing machine, there is concealed lighting beneath the wall cupboards and low level LED lighting.

Sitting Room

13' 7" x 10' 2" (4.14m x 3.10m)

This is located to the rear of the property with a fantastic view over the garden through PVCu double glazed sliding patio doors with a further PVCu double glazed window to the side elevation, there are inset LED downlighters, tiled flooring and a central heating radiator.

Bedroom One

17' 9" x 9' 5" (5.41m x 2.87m)

A generous principal bedroom with two PVCu double glazed windows looking out across the beautiful well screened and established gardens, there is a ceiling light point, central heating radiator, and to one side access can be gained to the dressing room.

Dressing Room

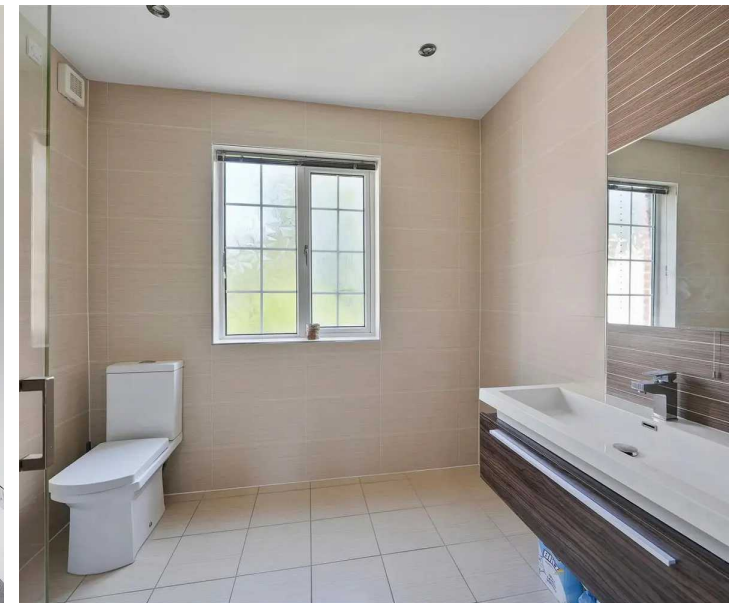
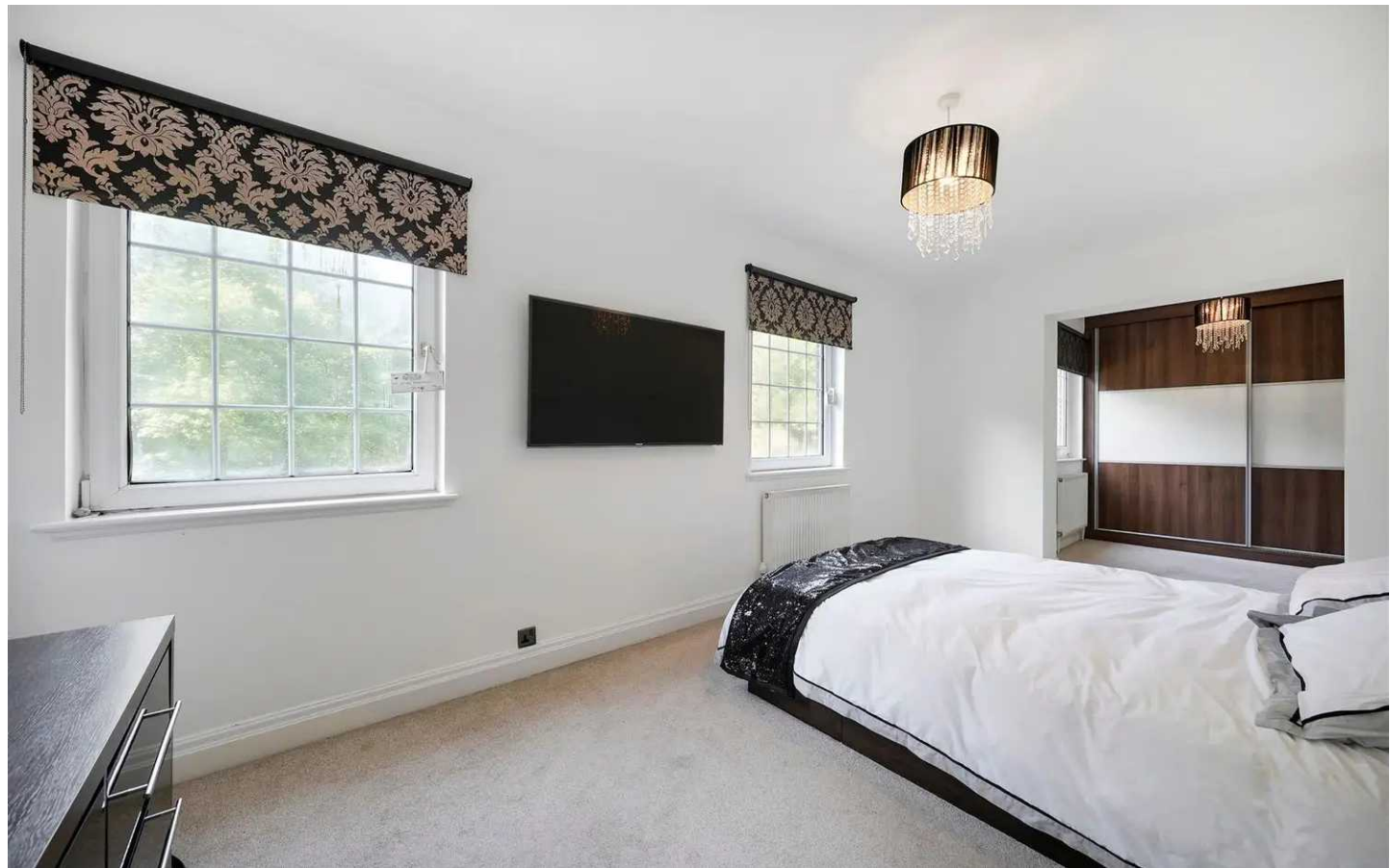
8' 3" x 6' 6" (2.51m x 1.98m)

With a PVCu double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and to one wall there are a bank of wardrobes which are floor to ceiling in height and sliding door. From here a door gives access to an ensuite shower room.

Ensuite Shower Room

8' 4" x 7' 5" (2.54m x 2.26m)

With a frosted PVCu double glazed window, inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladders style heated towel rail and fitted with a suite comprising; wall hung vanity unit with large rectangular wash basin and chrome monobloc tap, low flush w.c. and tiled shower cubicle with chrome shower fitting.





Bedroom Two

14' 7" x 11' 5" (4.45m x 3.48m)

This has a PVCu double glazed window looking out across the rear garden, there is a ceiling light point, central heating radiator and floor to ceiling fitted sliding door wardrobes. To one side a door gives access to an ensuite shower room.

Ensuite Shower Room

6' 4" x 5' 5" (1.93m x 1.65m)

With loft access, inset LED downlighters, PVCu double glazed window, tiled floor, chrome ladders style heated towel rail and fitted with a suite comprising; wall hung vanity unit incorporating wash basin with monobloc tap, low flush w.c. and shower cubicle with chrome shower fitting.

Bedroom Three

13' 2" x 9' 5" (4.01m x 2.87m)

With a PVCu double glazed window looking out across the front garden, there is a ceiling light point and central heating radiator.



Bedroom Four

11' 8" x 9' 2" (3.56m x 2.79m)

With PVCu double glazed window looking out over the rear garden, there is a ceiling light point and central heating radiator.

Family Bathroom

8' 9" x 7' 7" (2.67m x 2.31m)

With inset LED downlighter, extractor fan, PVCu double glazed window, floor to ceiling tiled walls, tiled floor, chrome ladders style heated towel rail and fitted with a four piece suite comprising; panelled bath with chrome waterfall style mixer tap, wall hung hand wash basin with chrome waterfall style monobloc tap and tiled shower cubicle with chrome shower fitting.



GARDEN

A particular feature of this fine home are its fabulous gardens and attached woodland which plays host to a variety of wildlife including deer, there are various mature trees which provide a high degree of privacy together with Rushfield Dike meandering around the perimeter. The front garden has an extensive shaped lawn with planted trees, flowers and shrubs and with a stone flagged patio which spans the full width of the house. The lawn continues down the right hand side with planted shrubs to the left hand side whilst to the right there are two garden sheds and woodland beyond. To the rear there is once again a large predominantly lawned garden with trees, flowers and shrubs, raised stone flagged patio accessed from the sitting room and raised gravelled patio accessed from the living room which also has a cold water tap and with a lovely aspect to one side across the property's woodland. There are also two bridges which lead from the garden over Rushfield Dike into the woodland.

DRIVEWAY

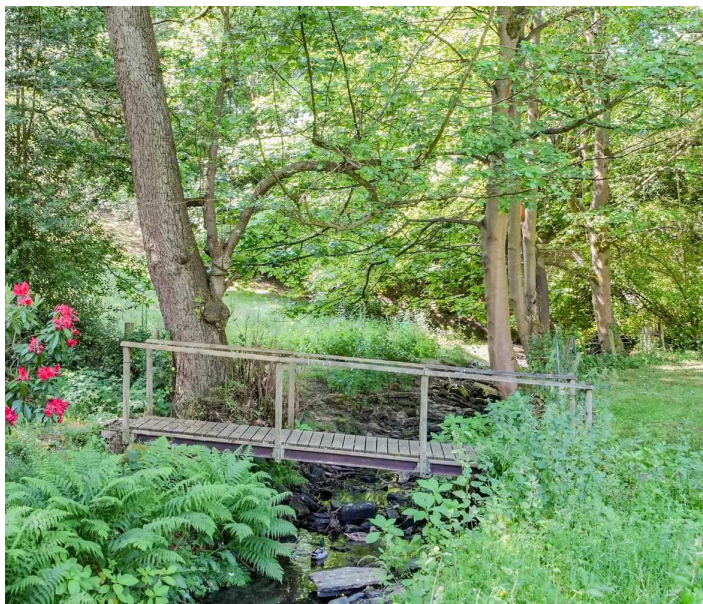
4 Parking Spaces

The property is situated at the head of a private drive serving two other houses where there is a driveway providing off road parking for four cars and in turn leads to an attached garage.

GARAGE

Single Garage

The garage measures 16'7 x 8'7 with an electric sectional door, with window to the rear elevation, and having power, light, two cold water taps and at the far end of the garage there are a range of base cupboards with overlying worktops, single drainer stainless steel sink with chrome mixer tap and adjacent to this there is a Potterton gas fired central heating boiler.





ADDITIONAL INFORMATION

SECURITY

The property has CCTV and an alarm, both of which can be controlled via laptop or mobile phone.

DIRECTIONS

Proceed out of Huddersfield along Wakefield Road and on reaching the traffic lights at Aspley bear right onto Somerset Road. Continue up the hill and into Almondbury Village passing through the main shopping parade and as the road bends around to the right bear left on to Fenay Lane and immediately bear right on to St Helen's Gate where the property will eventually be found down a private driveway on the left-hand side and the property is situated at the end on the right-hand side.

VIEWING

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

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)

COPYRIGHT

Unauthorised reproduction prohibited.

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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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.

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 independent 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 TIMES

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



Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000