

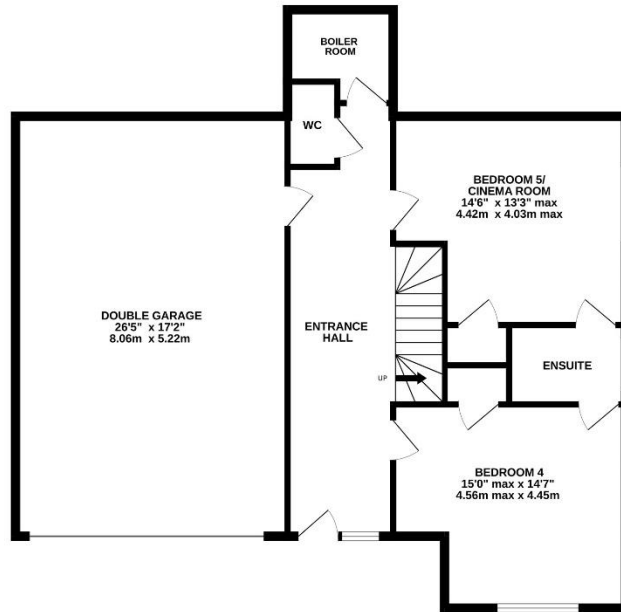
**Simon Blyth**  
ESTATE AGENTS



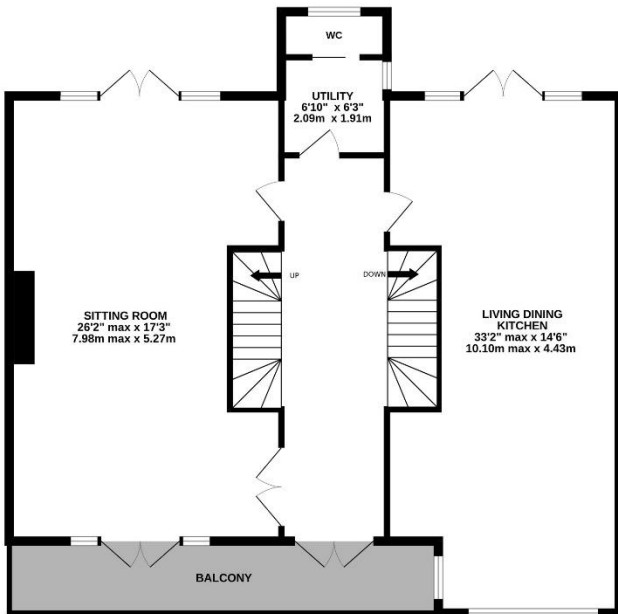
**HILL OF GRACE, NORTHGATE, HONLEY**

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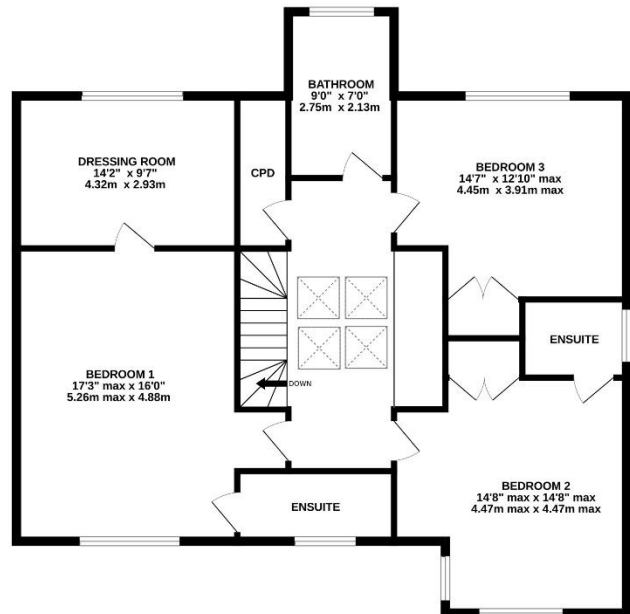
GROUND FLOOR



1ST FLOOR



2ND FLOOR



NORTHGATE

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## PROPERTY DESCRIPTION

A SUPERBLY FINISHED DETACHED, THREE STOREY, FIVE BEDROOMED FAMILY HOME WITH A HUGE AMOUNT OF LIVING SPACE, ALL BEAUTIFULLY PRESENTED IN A LOVELY LOCATION AND HAVING DELIGHTFUL, EASY TO MAINTAIN, YET GOOD SIZED GARDENS WITH A VERY LARGE INTEGRAL GARAGE AND SPACIOUS PRIVATE DRIVEWAY. THE HOME HAS AN IMPRESSIVE AMOUNT OF ACCOMMODATION THAT IS SURE TO PLEASE.

The large entrance hall sets the scene in terms of size and style, the accommodation is over three levels and briefly comprises; Fabulous sitting room with glazed doors out to the balcony and further glazed doors out to the enclosed rear gardens, high specification dining, living kitchen, once again with glazed doors out to the gardens, cinema room/bedroom five, four further double bedrooms, three of which are served by en-suites, the principle bedroom also has a fabulous large dressing room, utility room, two separate WCs and large integral garage. A home that must be viewed to be fully appreciated and understood. The high-quality nature of the build and finish is sure to be apparent when the property is viewed.

**Offers Around £980,000**

## ENTRANCE HALLWAY

Broad storm porch gives shelter to the stone flagged reception area. This gives access to the fabulous entrance door with obscured glazed light to the centre and further matching full height glazing to either side. The entrance hallway is a spectacular hallway with fabulous, polished timber and glazed staircase. The hallway has high quality ceramic tiling flooring with under floor heating, inset spotlighting to the ceiling and a doorway gives access to the downstairs WC, garage and boiler room/cloak room.



### DOWNSTAIRS W.C

Ceramic tiled flooring, which is tiled to the full ceiling height, extractor fan, low level WC and stylish wash hand basin.



### CINEMA ROOM/ BEDROOM FIVE

Measurements- 14'6" X 13'3"

On the lower ground floor level there is a cinema room which can be used as a home office / study- this with twin windows to the side has a fabulous ceiling height storage cupboard and a door through to the en-suite which serves the adjacent bedroom. Therefore, this room could be used a bedroom with a Jack and Jill en-suite between. The room is superbly presented as a cinema room and is wired for sound and cinema equipment available by separate negotiation.



## BEDROOM FOUR

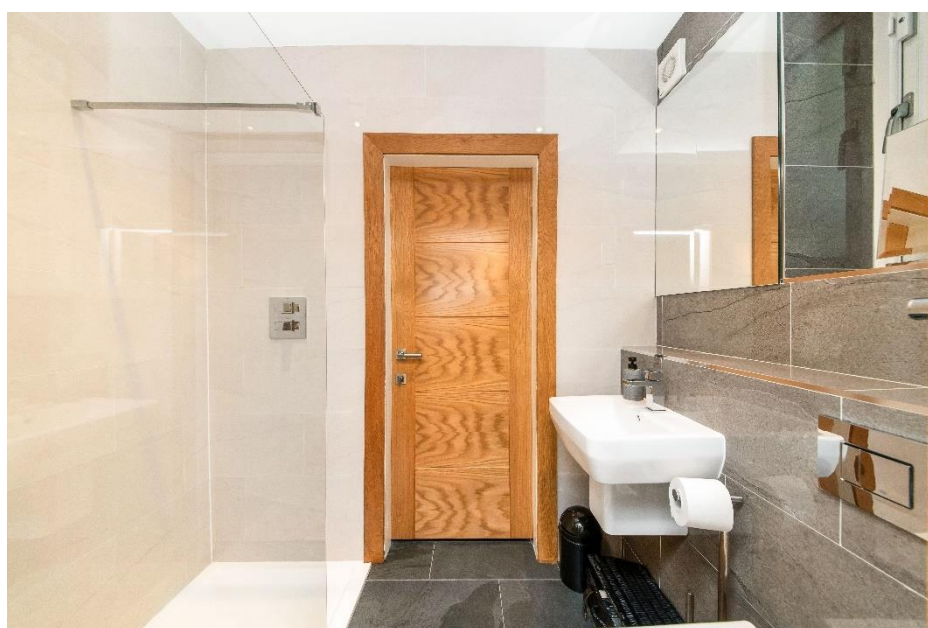
Measurements- 15'0" x 14'7"

This beautiful guest bedroom has a bank of three mullioned windows, once a again a good ceiling height, wardrobe with twin hanging rails and en-suite.



## EN-SUITE

The en-suite is beautifully finished with ceramic tiling to the floor and full ceiling height, inset spotlighting, automatic extractor fan, glazed window, wall mounted chrome heated towel rail, low level concealed WC, stylish wash hand basin and good-sized shower with glazed screen.



## STAIRCASE TO UPPER GROUND FLOOR

The staircase rises to the superb upper ground floor hallway, this is perhaps best demonstrated by combination on the floor layout plan and photographs. It has a delightful sitting area with twin glazed doors that gives a lovely view out to the front and the glazed doors give an assess out to the delightful balcony with glazed and Stainless-Steel balustrading giving a pleasant view out towards Honley with a wooded scene beyond. The school nearby and village in the distance. This balcony / terrace has stone flagged flooring.



## SITTING ROOM

Measurements- 26'2" x 17'3"

A magnificent room being split level to a particularly stylish nature, large windows to both the front and rear, both sides with glazed doors, twin glazed doors to the front out to the balcony previously mentioned and to the rear out to the delightful, low maintenance yet large and enclosed rear gardens, beautiful polished timber boarded floor, fabulous media centre with delightful log burning effect fire, inset spotlighting, TV housing point. The room also has inset spotlighting to the ceiling and all is presented to a particularly high standard.





## DINING LIVING KITCHEN

Measurements- 33'2" x 14'6"

Once again, a fabulous through room with windows to both the front and rear and indeed further windows to the side overlooking the balcony. The windows to the rear are virtually full width with centrally located twin glazed doors, giving direct access out to the gardens. The bank of three mullioned windows to the front give a lovely view over toward the village and beyond. The room has a fabulous, ceramic tiles floor with under floor heating, there is inset spotlighting to the ceiling, provision for wall mounted TV and a fast range of units, these units are at both the high and low level and have beautiful granite working surfaces, attractive splashbacks. There is a granite surfaced island unit with breakfast seating for approximately six places. The island unit has stylish, soft close drawers, there is provision for American style fridge freezer with plumbing, one and half bowl stainless steel sink unit with stylish mixer tap above, integrated dishwasher, induction Neff hob with extractor fan above and in-built stainless steel glazed and fronted oven and microwave. There is also an integrated freezer and fridge. All is beautifully appointed. From the first-floor hallway doorway gives access to a utility





### UTILITY ROOM / WC

A beautifully appointed room with ceramic butler style sink with delightful working surface, superb, high gloss units providing a huge amount of storage space and a sliding door gives access to a WC with the continuation of the tiled flooring, integrated mirror, extractor fan and twin obscured glazed windows and inset spotlighting to the ceiling.



### TOP FLOOR LANDING

A staircase turns and rises to the top floor landing, this has a wonderful high angled roofline with four Velux windows which is a particularly impressive space with inset spotlighting to the ceiling and a doorway gives access to a good-sized store cupboard. This was at one time, a door through to a further bedroom but this bedroom has now been converted into a fabulous dressing room to serve bedroom one.



## BEDROOM ONE

Measurements- 17'3" x 16'0"

A beautiful large double bedroom with a bank of four mullioned windows, giving a pleasant outlook to the front, inset spotlighting to the ceiling operated by a dimmer switch, doorway leads through to the dressing room.



## EN SUITE

Superbly finished, the en-suite has ceramic tiled flooring, tiling to the full ceiling height, inset spotlighting to the ceiling, chrome heated towel rail, extractor fan, double glazed window, fixed glazed screen shower with chrome fittings, WC and stylish twin wash handbasin all with Grohe fittings.



### DRESSING ROOM

Measurements- 14'2" x 9'7"

This dressing room is superbly equipped with a vast array of high-quality Sharps bedroom / dressing room furniture including dressing room table, hanging rails, shelving, hat shelving and the like, bank of four mullioned windows gives a pleasant outlook to the rear, with inset spotlight to the ceiling.



### BEDROOM TWO

Measurements- 14'8" x 14'8"

A double bedroom one again with a total of five windows, inset spotlighting to the ceiling, bank of in-built wardrobes and a doorway leads through to the en-suite.



### EN SUITE

Superbly finished, the en-suite has ceramic tiled flooring, tiling to the full ceiling height, inset spotlighting to the ceiling, chrome heated towel rail, extractor fan, double glazed window, fixed glazed screen shower with chrome fittings, concealed cistern WC and stylish wash handbasin all with Grohe fittings.



### BEDROOM THREE

Measurements- 14'7" x 12'10"

Once again, a double bedroom with a lovely outlook to the rear, inset spotlighting to the ceiling and bank of in-built wardrobes. This bedroom uses the house bathroom.



## HOUSE BATHROOM

Measurements- 9'0" x 7'0"

Once again, a double bedroom with a lovely outlook to the rear, inset spotlighting to the ceiling and bank of in-built wardrobes. This bedroom uses the house bathroom.



## INTEGRAL GARAGE

Measurements- 26'5" x 6'3"

This huge double garage has a utility / store area to the rear, which works particularly well for a such a large family home. There is a broad automatic operated, insulated up and over door. The garage has power, light and water, decorated walls and is also fitted with an electrical car charging point. There is a personal door through to the properties accommodation and it is also fitted with a large stainless-steel sink used as a dog wash area.



## EXTERNAL

Outside the property occupies a delightful position, close to the school and railway, being just a short walk away, rural walks are close by as is the delightful village of Farnley Tyas and at the bottom of the hill there is the village of Honley, providing a huge amount of varied facilities, a driveway that is shared with it's immediate neighbour provides a large amount of turning space and an impressive entrance way. This gives access to a pair of automatic operated gates leading through to the properties own private, large driveway with a huge amount of parking and turning space and additional storage area to the far side of the home.



## GARDENS

These are exceptionally well attended, to the front there is artificial grass areas with laurel hedging, previously mentioned storage area and to the side there is an attractive flowering bed and stylish steps with glazed balustrading rising up to the rear garden. This rear garden is at a level which is accessed from the properties living accommodation i.e, double glazed doors from the sitting room and from the living dining kitchen. There is a cupboard, external kitchen / BBQ area and huge amount of high specification decking which gives a fabulous party space and this is adjoined by three areas of artificial grass which is particularly impressive. With stone flagged sitting out area, raised shrubbed bed and mature tree, the rear garden is a particular pleasure. It should be noted beneath the decking area, access from the lower ground area, there is a good amount of storage space. It should be noted the property has external lighting, double glazing, air source heat pump for heating coupled with solar panels. The property is high- efficient and has been constructed by local builders of high repute of delightful Yorkshire stone.





### **ADDITIONAL INFORMATION**

EPC rating – B

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – G

### **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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### **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**

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### **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.

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**OFFICE OPENING TIME**

**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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