

Simon Blyth
ESTATE AGENTS



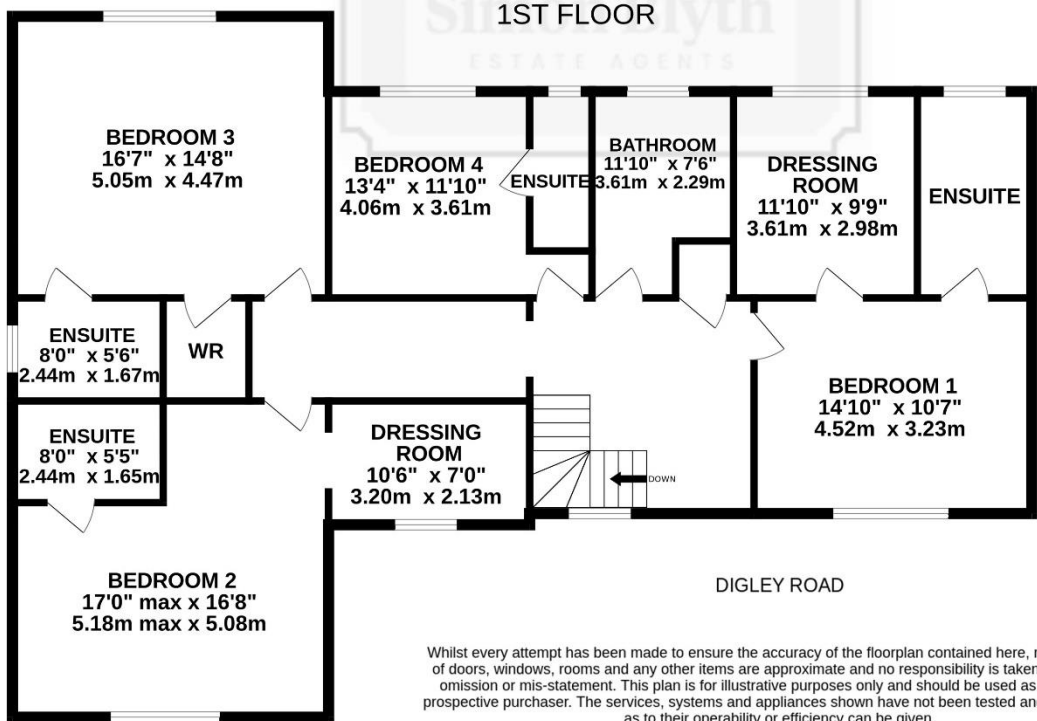
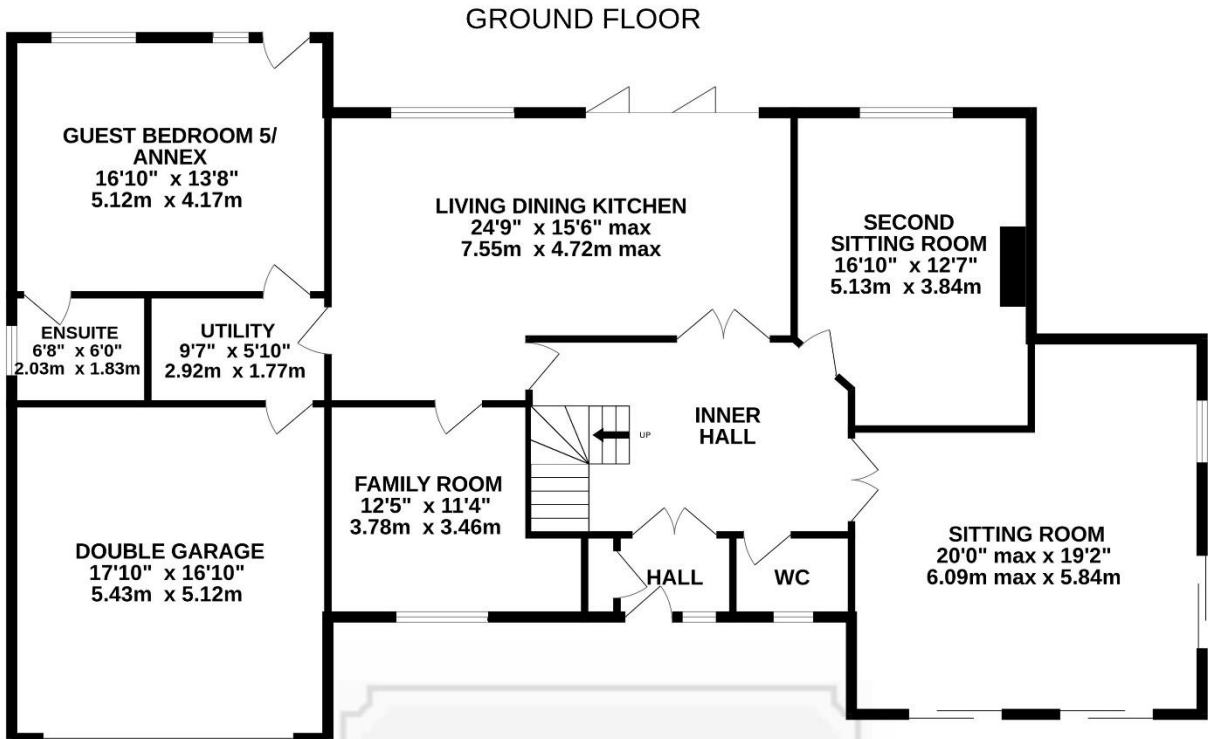
DIGLEY BROOK HOUSE, HOLMBRIDGE, HOLMFIRTH



PROPERTY DESCRIPTION

IN A BEAUTIFUL POSITION, THIS IS A VERY LARGE, FIVE DOUBLE BEDROOMED HOME, ALL WITH EN SUITE WITH A HUGE AMOUNT OF LIVING SPACE AND AN EXCEPTIONAL GARDEN PLOT. THIS HOME REQUIRES SOME SLIGHT REJUVENATION IN PARTS BUT OFFERS EXCEPTIONAL VALUE FOR MONEY WHEN CONSIDERING ITS QUALITY OF BUILD AND BEAUTIFUL LOCATION. THE HOME WILL IMPRESS WHEN VIEWED AND THOSE SMALL ITEMS THAT NEED A LITTLE UPGRADING, CAN HAPPILY BE DONE IN TIME WHILST YOU AND THE FAMILY ENJOY THIS TREMENDOUS SETTING. WITH LOCAL AMENITIES VERY CLOSE BY, INCLUDING WELL-REGARDED SCHOOL, CRICKET GROUND, CHURCH, PUB/RESTAURANT AND FABULOUS RURAL WALKS. IT IS A HOME THAT MUST BE VIEWED TO BE FULLY UNDERSTOOD AND APPRECIATED. It briefly comprises impressive galleried entrance, hallway, cloak room, superb sitting room, second sitting room, impressive dining/living/kitchen with bifold doors out to gardens, family room, utility room, guest bedroom five on the ground floor, with en-suite, integral double garage, four double bedrooms, all with en-suites, two with dressing rooms and house bathroom on the first floor level.

Offers Around £845,000



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.
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ENTRANCE HALLWAY

Twin glazed doors give access through to the entrance vestibule. There is a ceramic tiled floor and inset spotlighting to the ceiling. There is a good-sized cloak room to one side and twin glazed doors lead through to the inner hallway. This, which is partially galleried to the first-floor landing, has an impressive staircase with spindle balustrading and there is a good-sized under-stairs storage cupboard, inset spotlighting to the ceiling, picture lights, coving and a doorway gives access to the downstairs WC.



DOWNSTAIRS W.C

Fitted with ceramic tiling, a low-level WC, wash hand basin and inset spotlighting.

SITTING ROOM

Measurements – 20'0"x19'2"

A fabulous and particularly stylish room that has a lovely outlook over the property's gardens and delightful woodland and river scene beyond. The room has a high ceiling height with beams and timbers on display, a beautiful stone fireplace with raised stone hearth, being home for a gas grate. The room has three large patio doors / windows providing a huge amount of natural light and a further window giving an outlook over the property's side gardens. There are wall light points and a picture light point.





SECOND SITTING ROOM

Measurements – 16'10" X 12'7"

Once again, a particularly lovely room overlooking the rear gardens with the cricket ground and church and hills beyond clearly on view. The room has a high ceiling height once again, with inset spotlighting, coving and picture rail. There is a large window affording the room a huge amount of natural light. There is a beautiful stone fireplace with raised stone hearth and all being home for a log burning stove with glazed doors.



DINING KITCHEN LIVING

Measurements – 24'9" X 15'6"

A further door from the hallway leads through to the fabulous dining/living kitchen yet again, taking full advantage of the views courtesy of large windows and a set of bifold doors that give direct access out to the large, enclosed, mature rear gardens with lovely views down the whole valley with the cricket ground and church in the distance. This truly is a family kitchen, being particularly spacious, it also has access through to the adjacent family room, details of which are to follow. There are stylish central heating radiators, a huge amount of inbuilt kitchen cupboards being at both the high and low level, with granite working surfaces and an island unit with seating. There are inbuilt appliances, including Promatic wine fridge, integrated microwave and integrated dishwasher, integrated fridge and together with a Belling range oven with the usual warming ovens and induction hob. All is in stainless steel with stainless steel back cloth and stylish extractor fan over. There is an integrated larder cupboard and pelmet lighting.





FAMILY ROOM

Measurements – 12'5"X11'4"

The family room, with a broad bank of windows overlooking the property's front gardens and inset spotlight into the ceiling. This room is ideally placed for the children of the house, it being a particularly relaxing space.



UTILITY ROOM/LOBBY

Measurements – 9'7" X 5'10"

Located off the dining/living kitchen, a doorway gives access to a utility room/lobby, presented to a high standard. It has inset spotlight into the ceiling. It has a working surface with stainless steel sink unit, tiled splashback, space for washing machine and space for a dryer.



GUEST BEDROOM 5 / ANNEX

Measurements – 16'10" X 13'8"

Also on the ground floor level is the guest bedroom/bedroom five/annex, appropriately named due to the fact that this room has been very versatile in the current family's ownership, it has been used as a very large home office until recent times. It is currently set up, with its delightful en-suite, to be a guest bedroom. It has a door giving direct access out to the rear gardens. This with a combination of the utility room, or indeed extra space within the current bedroom, could be considered ideal for an annex for a relative, particularly being spacious and on the ground floor level. The guest bedroom has also got inset spotlighting to the ceiling, wall light points and central chandelier point.



EN SUITE

Measurements – 6'8" X 6'0"

The ensuite is well appointed with shower, pedestal wash hand basin and low-level WC and the appropriate decorative tiling. There is inset spotlighting to the ceiling



FIRST FLOOR LANDING

The first landing is of a particularly good size, has inset spotlighting to the ceiling, coving and twin windows giving a lovely view out of the property, front gardens and beyond.



BEDROOM ONE

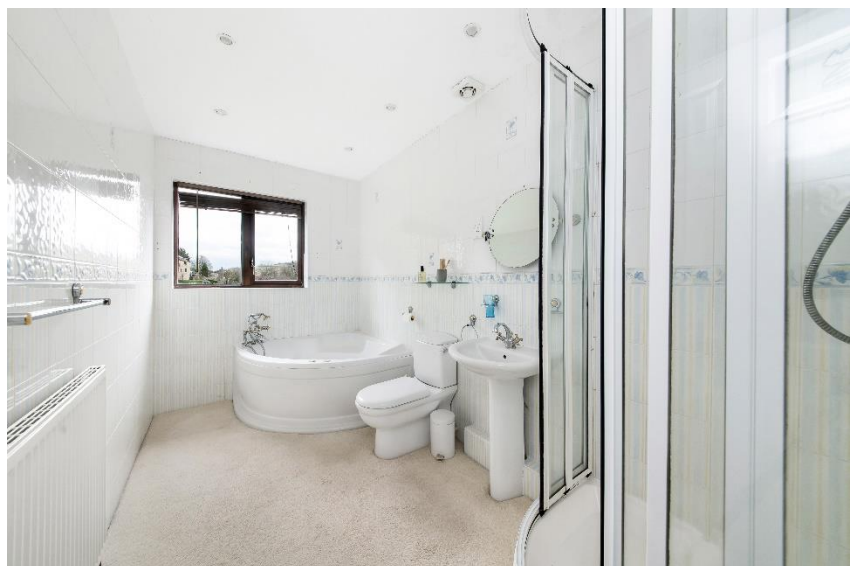
Measurements – 14'10 X 10'7"

It should be noted that this home has three of its bedrooms that could be used as bedroom one due to the size and layout, the choice is yours. Bedroom one has a bank of windows giving a lovely view out over the front gardens. It is presented to a high standard, has wall light points and chandelier point and a huge, adjoining dressing room. This, as the floor layout plan suggests, is a particularly good size, and there's a lovely view out over the rear gardens and village scene beyond with the church, cricket ground and hillside views, there is a bank of inbuilt robes and a huge amount of additional space.



EN SUITE

Once again, in a particular good size, fitted with a four-piece suite in white comprised of shower, pedestal wash handbasin, low-level W C and corner bath with Whirlpool fitting, Victorian handheld mixer tap/shower unit. There are high quality Chrome fittings, ceramic tiling to the full ceiling height, inset spot lighting and extractor fan.



BEDROOM TWO

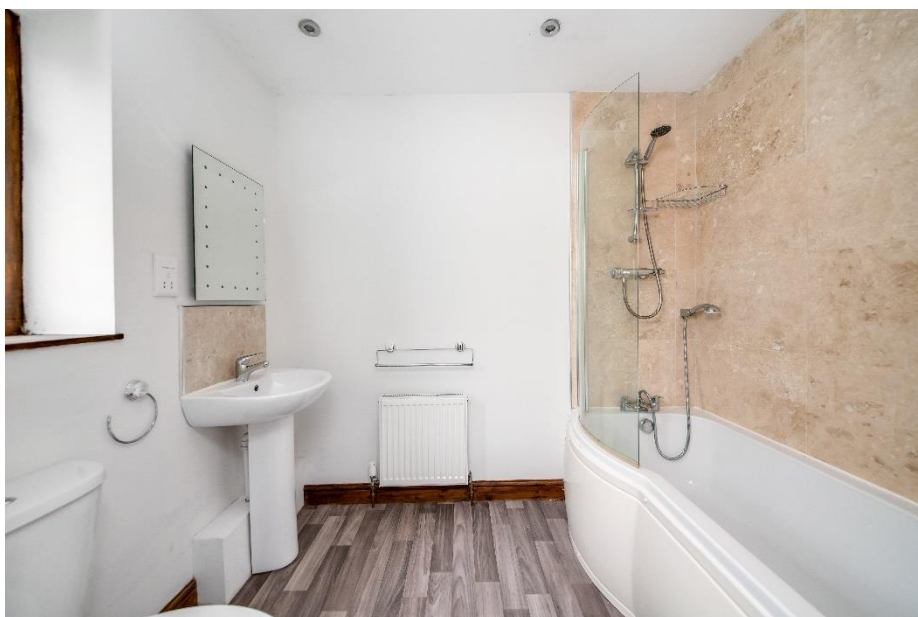
Measurements – 17'0" X 16'8"

Positioned to the front elevation, this is a very large bedroom, once again, served by a dressing room and en-suite. The bedroom has inset spotlighting to the ceiling, and a delightful outlook.



EN SUITE

The en-suite is fitted with a three-piece suite that comprises of bath with shower, chrome shower fittings above, pedestal wash hand basin, low-level WC, shaver socket, extractor fan, inset spotlighting, and obscure glazing.



DRESSING ROOM

The dressing room is well appointed and has a bank of inbuilt robes with appropriate fittings within, display shelving and window, giving a pleasant view out to the front elevation.



BEDROOM THREE

Measurements – 16'7" X 14'8"

Yet again, a double room with a lovely view out of the property's rear gardens, with inset spotlight into the ceiling, a walk-in robe/dressing room and the en-suite.





EN-SUITE

Once again, this is fitted with the three-piece suite comprising of bath with chrome shower fittings above, pedestal wash hand basin and low-level WC. shaver socket, obscure glazed window and inset spotlight into the ceiling.



BEDROOM FOUR

Measurements – 13'4" x 11'10"

This pleasant, double-sized room, once again has a super view out over the property's rear gardens and village scene beyond.



EN-SUITE

The en-suite also enjoys the view and has a low-level WC, wash hand basin and shower cubicle. There is appropriate decorative tiling and shaver socket.



HOUSE BATHROOM

Measurements – 11'10" X 7'6"

The house bathroom which in many respects is not required/needed, is a good size and has a four-piece suite that comprises of low-level WC, wall-mounted wash hand basin, curved double ended bath, shower, ceramic tiling to the full ceiling height, shaver socket, inset spotlighting, extractor fan and lovely long-distance views.



INTEGRAL DOUBLE GARAGE

This double garage is fitted with an automatically operated up-and-over door and personal door through to the property's accommodation. The garage is also fitted with power and light.

OUTSIDE

Outside, the property occupies a delightful position, with just a small number of similarly beautiful homes in this lovely location. The hammerhead/driveway provides a good amount of turning area and provides access to the property's tarmac driveway. This driveway could be made bigger relatively easily by the adjoining lawn garden to one side. The driveway gives access to the integral double garage.

REAR GARDENS

The rear garden is once again enclosed and has a paved patio accessed directly from both the dining/living kitchen and the guest bedroom/annex. A pathway runs all the way around the property. There is a delightful, mature bank of shrubbery and hedging providing good amount of privacy. The rear gardens are beautifully enclosed by a combination of timber fencing and stone walling. There is mature shrubbery and trees and the garden is also equipped with a summer house to one corner.

GARDENS

The property's gardens really do need to be viewed to be fully understood and appreciated. They are exceptionally large and particularly private and have a huge amount of further potential. There is a lawned garden area to the front with fencing dividing the side garden. This side garden has a paved, sitting-out space and raised, decked areas. The raised and decked areas are in need of upgrading. They are adjoining the river and the setting is particularly tranquil and beautiful. The wooded area opposite is particularly impressive and the gardens offer a huge amount of potential due to the size.







ADDITIONAL INFORMATION

It should be noted that the property has gas-fired central heating, double glazing, external lighting, carpets, curtains and certain other fixtures and fittings may be available by separate negotiation.

EPC rating – C

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

MAILING LIST

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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.

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 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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