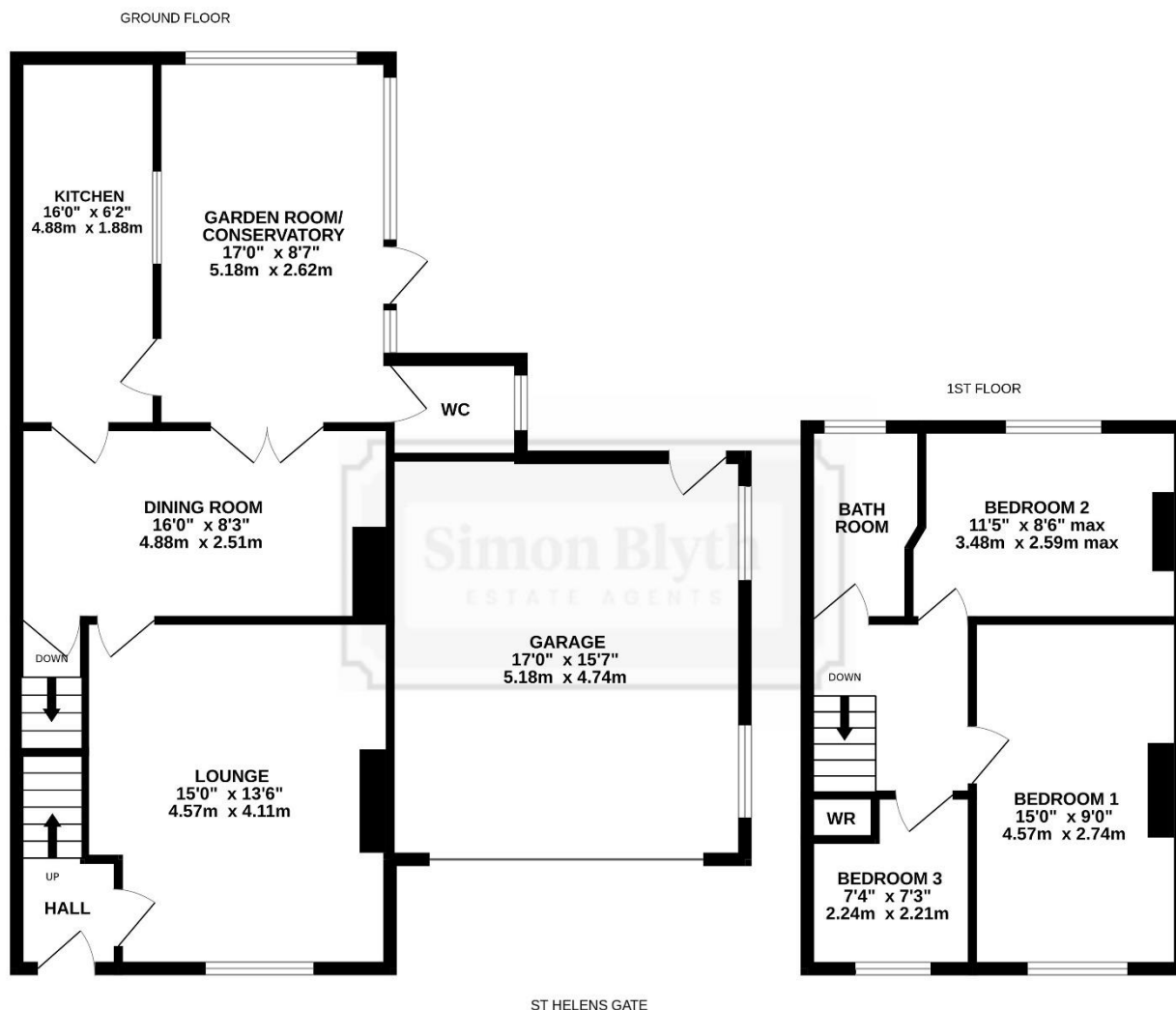




**ST HELENS GATE, ALMONDBURY, HUDDERSFIELD**



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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## PROPERTY DESCRIPTION

OCCUPYING AN INCREDIBLE POSITION WITH STUNNING LONG-DISTANCE VIEWS OUT OVER THE LARGE GARDEN, NEIGHBOURING FIELDS AND VIEWS BEYOND. THIS SEMI-DETACHED HOME SITS IN A MUCH LARGER GARDEN AND PLOT THAN MIGHT FIRST BE IMAGINED. SCOPE EXISTS FOR EITHER A SUBSTANTIAL EXTENSION OR FURTHER DWELLING SUBJECT OF COURSE, TO THE NECESSARY CONTENT. A HOME THAT MUST BE VIEWED TO BE FULLY APPRECIATED IN TERMS OF THE SIZE OF PLOT AND GOOD-SIZED ACCOMMODATION, NOT LEAST OF COURSE, THE STUNNING POSITION.

The home comprises entrance vestibule, lounge, dining room, downstairs w.c., garden room / conservatory, kitchen, cellar, three bedrooms, two of which are doubles, bath / shower room. Externally there is an attached good-sized garage, secondary driveway stone flagged, sitting out terrace, enjoying the views. Further garage within the gardens, greenhouse and huge fishpond.

A home that offers a great deal of flexibility and potential offered for sale via the best and final offers method.

All bids to be submitted no later than 12 noon on Tuesday 10<sup>th</sup> June 2025.

**Best and Final Offers over £400,000**

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## ENTRANCE

uPVC and obscured glass door leads through to the entrance vestibule. This has coving to the ceiling, attractive door architraves and a six-panel door leads through to the lounge.

## LOUNGE

*Measurements – 15'0" x 13'6"*

This good-sized lounge has a lovely outlook to the front courtesy of a very large window, coving to the ceiling, picture rail and decorative work between. There are three wall light points, chandelier point and full width stone fireplace with display plinth and gas fire. A doorway leads through to the dining room.





## DINING ROOM

Measurements – 16'0" x 8'3"

This, which is the full width of the home, has once again a stone fireplace, which is home for a gas cooling effect fire. The room also has a creel to the ceiling, central ceiling light point and a doorway from here gives access down to the good-sized keeping cellar. Twin uPVC glazed doors leads through to the very large garden room / conservatory.





## GARDEN ROOM / CONSERVATORY

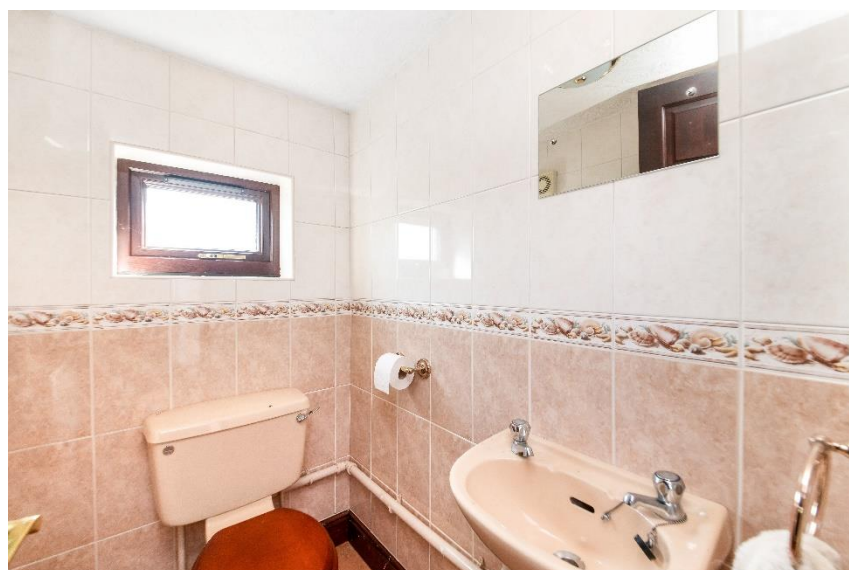
Measurements – 17'0" x 8'7"

This with angled ceiling line has a huge amount of glazing overlooking the property's gardens and truly fabulous views beyond. There are twin glazed doors giving access directly out to the garden, wall mounted gas heater, two wall light points and doorway leads through to the downstairs w.c.



## DOWNSTAIRS WC

The downstairs w.c. has ceramic tiling to the full ceiling height, obscure glazed window and extractor fan. This is fitted with a low level w.c. and wash hand basin.



## KITCHEN

*Measurements – 16'0" X 6'2"*

With doors to the garden room / conservatory and also to the dining room the kitchen is fitted with a huge amount of inbuilt units at both the high and low level with attractive working surfaces and decorative tiled splash back, inset two-and-a-half-bowl stainless steel sink with a mixer tap over, plumbing for a dishwasher and a gas cooker with four ring gas hob and extractor fan above. There is also plumbing for an automatic washing machine and wall mounted gas fired central heating boiler.



## LANDING

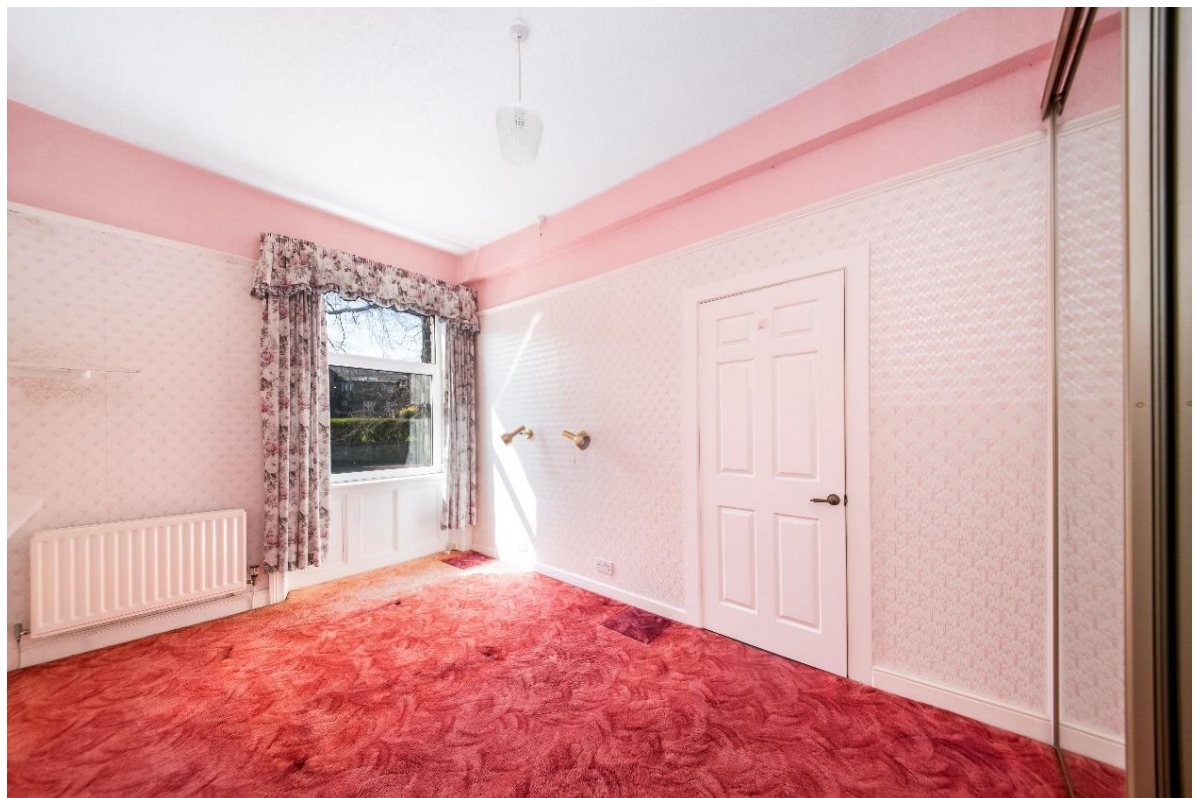
A staircase from the entrance vestibule rises to the first-floor landing. This first-floor landing is of a good size and has spindle balustrading and loft access point.



## BEDROOM ONE

*Measurements – 15'0" x 9'0"*

Bedroom one is a pleasant double room with an outlook to the front, a high ceiling, picture rail and a bank of inbuilt wardrobes to one wall with sliding mirrored doors.





## BEDROOM TWO

*Measurements – 11'5" x 8'6"*

Bedroom two has a stunning view. This once again is a good-sized double bedroom, bank of inbuilt wardrobes which also hide the chimney breast. The window gives a large amount of natural light and as previously mentioned, the super view out of the property's own gardens, neighbouring fields and distant views across the valley.



## BEDROOM THREE

*Measurements – 7'4" x 7'3"*

A single room with a pleasant outlook to the front and inbuilt wardrobe.



## BATHROOM

The bathroom / shower room has been renewed to a high standard just a short while ago. This has a concealed cistern w.c., wash handbasin with vanity unit, full width shower with chrome fittings, fabulous tiling to the full ceiling height, attractive flooring, combination central heating radiator / heated towel rail. There's also under-floor heating and a window giving a particularly long-distance view.





## EXTERNAL

The property occupies a beautiful position and has a good amount of road frontage with attractive stone walling. The front garden area is raised with stone flagging gives access to the entrance door courtesy of stone steps. The driveway provides a good amount of parking space for at least two vehicles and gives access to the attached large garage, to the side of which there is a gateway leading through to the yard / garden areas.









## **GARAGE**

The garage has a personal door to the rear, two windows to the side and is fitted with power, light and water.

## **GARDENS**

As the photographs of the attached plans indicate, there is a yard / driveway area to the side. This has been home previously for additional vehicles, caravan and motorhome. There is a large timber garden shed / further garage to one corner. which has been utilised for the storage of ride on mowers and the like. The gardens are mature with beautiful fruit trees, the majority of which is down to lawn. The rear area of the garden adjoining the field is amazing. There is a very large and deep fishpond which was created by the vendor some years ago offers a huge amount of potential. There is a substantial greenhouse, and the garden has very high-quality stone walling acting as a boundary between the garden and the neighbouring field.



### **ADDITIONAL INFORMATION**

It should be noted that the property has uPVC double glazing, gas fired central heating, external lighting, and external power point. Carpets, curtains and certain other extras may be available by separate negotiation. Please note the property is offered for sale by the best and final offers method. All offers to be submitted to the Holmfirth office no later than 12 noon on Tuesday 10<sup>th</sup> June 2025.

**EPC rating – C**

**Property tenure – Freehold**

**Local authority – Kirklees Council**

**Council tax band – C**

### **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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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:

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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**

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#### **7 DAYS A WEEK**

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Sunday - 11:00 to 16:00

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