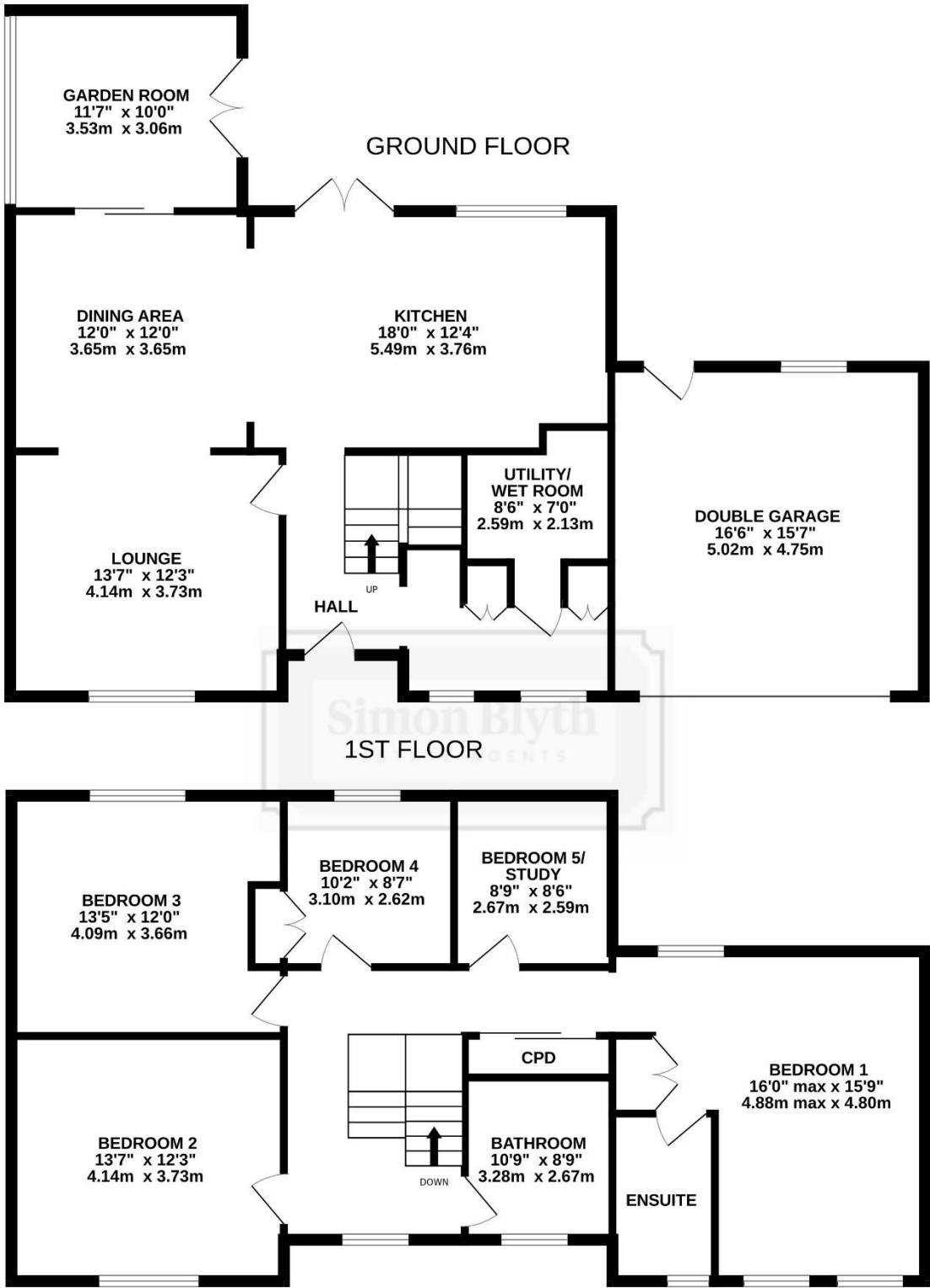


**Simon Blyth**  
ESTATE AGENTS



**ROCKLANDS HOUSE, MARSH GARDENS, HONLEY, HD9 6AF**





MARSH GARDENS

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

NESTLED IN A MOST BEAUTIFUL SETTING, IN A PRIVATE, QUIET CUL-DE-SAC IS 'ROCKLAND HOUSE'. HAVING BEEN MUCH IMPROVED BY THE CURRENT VENDORS INCLUDING WET UNDERFLOOR HEATING SYSTEM TO BOTH GROUND AND FIRST FLOOR, POWERED BY COMPREHENSIVE AIR SOURCE HEAT PUMP SYSTEM, ALSO BOASTING SOLAR PANELS FOR MAXIMUM ENERGY EFFICIENCY. SITUATED IN THE POPULAR VILLAGE OF HONLEY, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

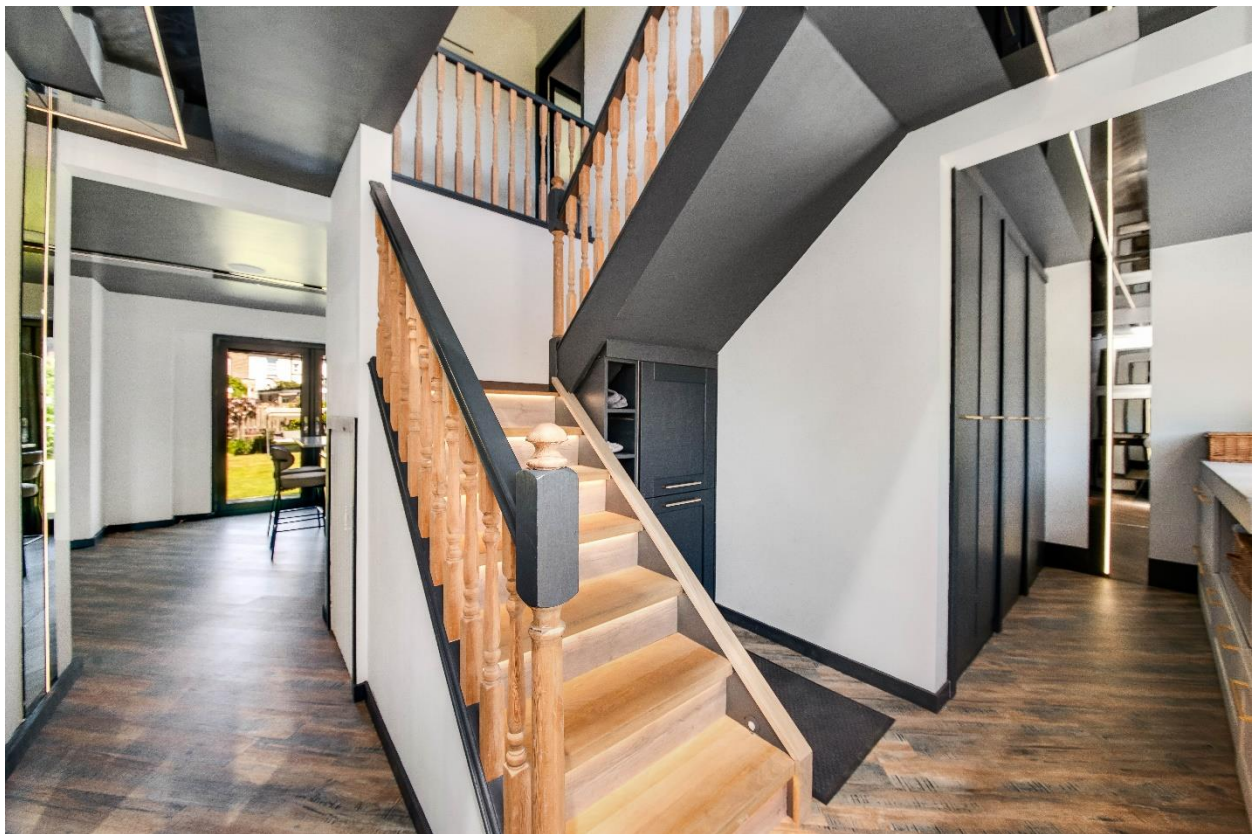
The property accommodation briefly comprises of entrance hall, cloaks area, ground floor shower room/utility room, fabulous open-plan dining-kitchen and family room, lounge and garden room to the ground floor. To the first floor there are five spacious bedrooms and the luxury house bathroom, the principal bedroom boasting ensuite shower room. Externally the property features a double driveway with additional hardstanding for further off-street parking which leads to the double garage, there is a beautiful lawn garden which is well stocked to the front, the rear garden is laid predominately to lawn with patio area.

**Offers Around £770,000**



## ENTRANCE HALLWAY

Enter the property through a double glazed, composite front door with obscure glazed inserts into the entrance hall. There is an adjoining, double glazed window with obscure glass to the front elevation and the entrance hall then seamlessly leads into the boot room/cloaks area where there are two, double glazed windows to the front elevation providing the space with a great deal of natural light. As the photography suggests, the property has been beautifully designed and tastefully modernised with a contemporary finish and it features high quality flooring, attractive wall and ceiling decorations, an oak staircase with wooden banister and spindle balustrade that winds to the first floor with a useful understairs storage cupboard. There is a ceiling-mounted, both zoned and integrated speaker system and bespoke, fitted furniture with drawer units, shelving and window seat in the cloak area. The decorative tiling to the ceiling and walls has LED strip lighting in situ, from the entrance hall it follows all the way through into the open plan dining kitchen and family room.



## GROUND FLOOR WETROOM

*Measurements – 7'0" x 8'6"*

The ground floor wet room is accessed by a hidden door via the cloaks cupboard and features a modern, contemporary, three-piece suite comprising of a wet room-style shower with thermostatic, rainfall shower and separate hand-held attachment and fixed, glazed shower guard, low level w.c. with concealed cistern and push-button flush and an inset stainless steel sink unit with pull-out hose mixer tap and attractive tiled splashback and vanity cupboards beneath. There is a natural, poured concrete-style flooring, attractive tiling to the splashback areas, inset spot lighting to the ceiling and an extractor vent. Additionally, there is a useful utility cupboard with fitted shelving in situ and plumbing and provisions for an automatic washing machine.

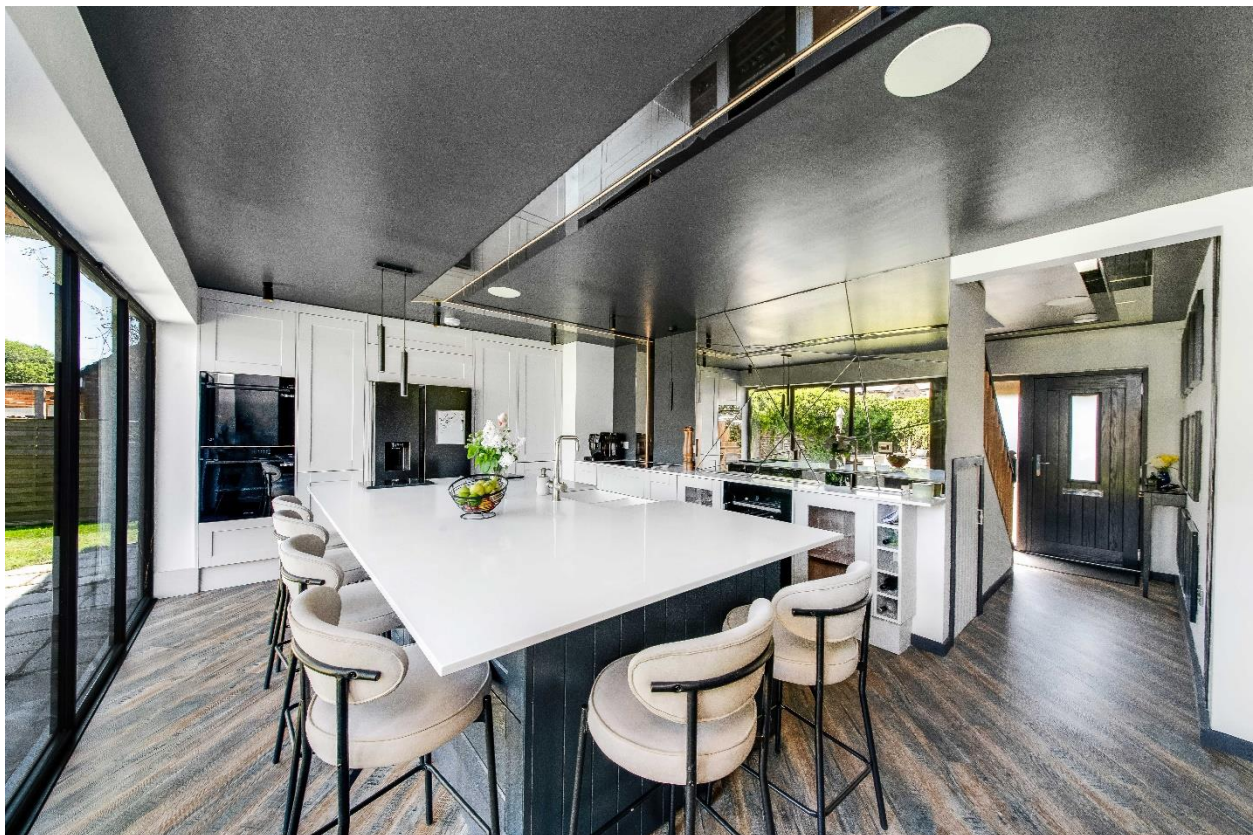




## OPEN PLAN DINING KITCHEN AND FAMILY ROOM

*Measurements – 12'4" x 18'0" kitchen area / 12'0" x 12'0" dining area*

As the photography suggests, the kitchen enjoys a great deal of natural light which cascades through a bank of double-glazed windows and double-glazed doors to the rear elevation. The attractive, high-quality flooring continues through from the entrance hall and the kitchen is furnished with high-quality, fitted, wall and base units with Shaker-style cupboard fronts and complementary, quartz, working surfaces over, incorporating a twin, ceramic, Belfast, Rangemaster sink unit with brushed, gold, boiling hot water tap over. The kitchen is well-equipped with high-quality, built-in appliances including a four-ring, ceramic Elica hob with down-draught extraction, and two, built-in, shoulder-level Samsung, remote-controlled, fan-assisted ovens. There is space and provisions for an American-style fridge and freezer unit, wine fridge and an integrated, Smeg, dishwasher. The kitchen benefits from glazed, display cabinets, soft-closing doors and drawers and the focal point of the kitchen area is the fabulous breakfast island, which incorporates ample cupboards and seating beneath and a superb quartz top. The kitchen area, then, seamlessly leads into the dining area which features two wall light points. Sliding patio doors provide access to the garden room and a large door opening leads into the lounge. Again, the dining area has a ceiling-mounted, integrated and isolated speaker system, the attractive ceiling and wall decorations and the high-quality flooring.







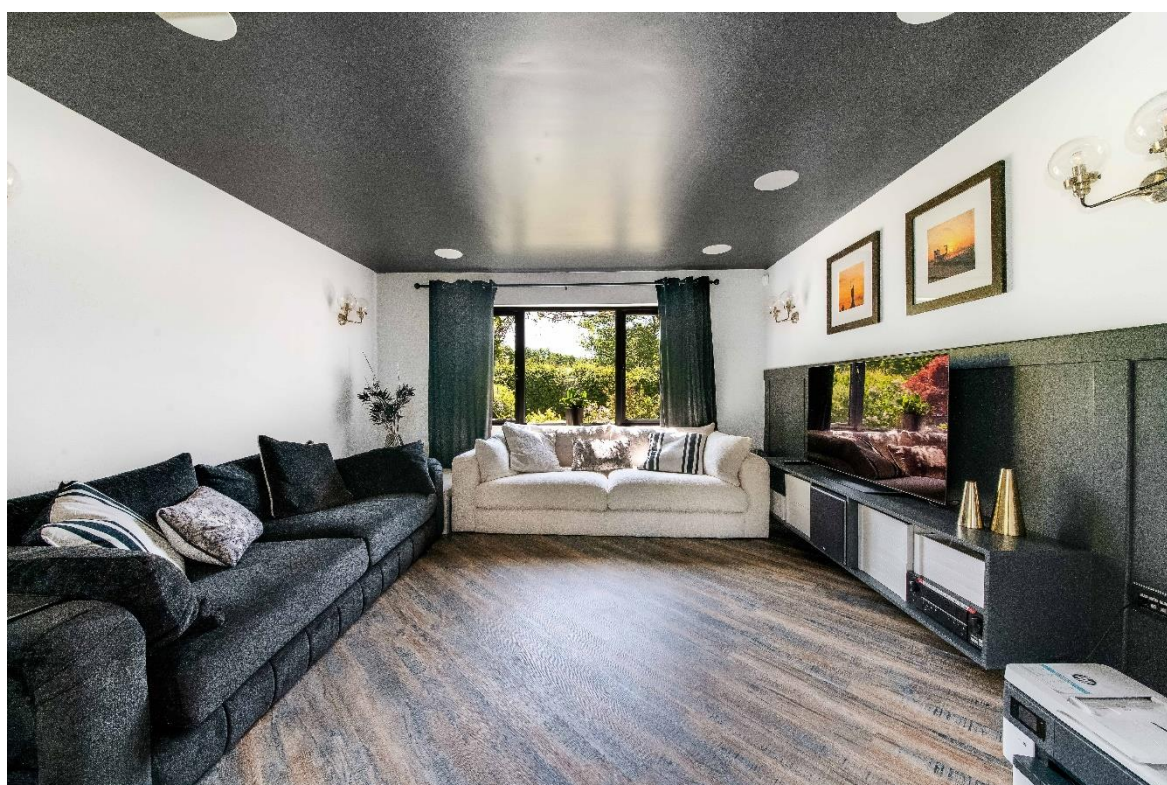




## LOUNGE

*Measurements – 12'3" x 13'7"*

The lounge features a bank of double-glazed windows to the front elevation providing a great deal of natural light and pleasant views onto the gardens. There are four wall light points, high quality flooring, a ceiling-mounted, integrated speaker system and decorative wall panelling.





## GARDEN ROOM

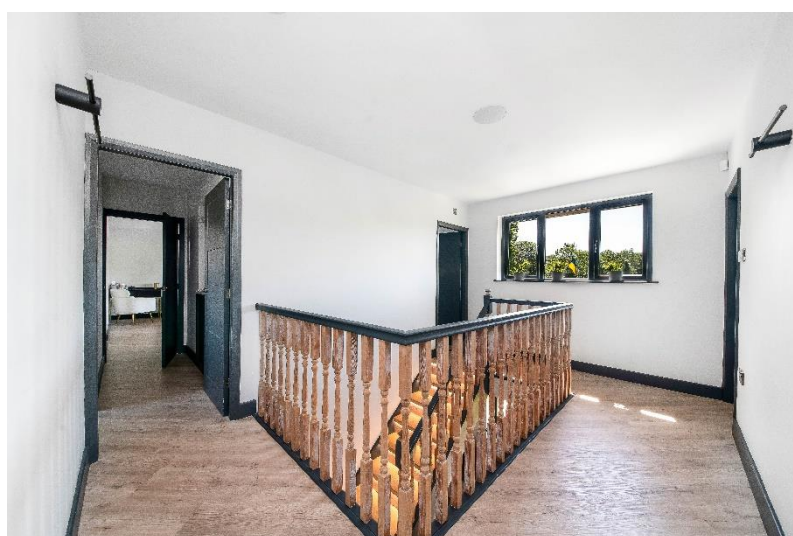
*Measurements – 10'0" x 11'7"*

The garden room enjoys a great deal of natural light, with banks of double-glazed windows to either side and the rear elevations. The garden room enjoys pleasant views across the property's generously proportioned gardens and has a double glazed, external door providing direct access to the patio. There is high quality flooring, two wall light points, ample plug points and underfloor heating.



## FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance door, you reach the first-floor landing, which features a bank of double-glazed windows to the front elevation with pleasant views across the fields with far reaching views into the distance. There is high quality flooring, a wooden banister with spindle balustrade over the stairwell head, two wall light points, a loft-hatch providing access to a useful attic space with drop-down ladder and there is a ceiling-mounted, integrated speaker. The first-floor landing has doors providing access to the bedroom and bathroom accommodation.

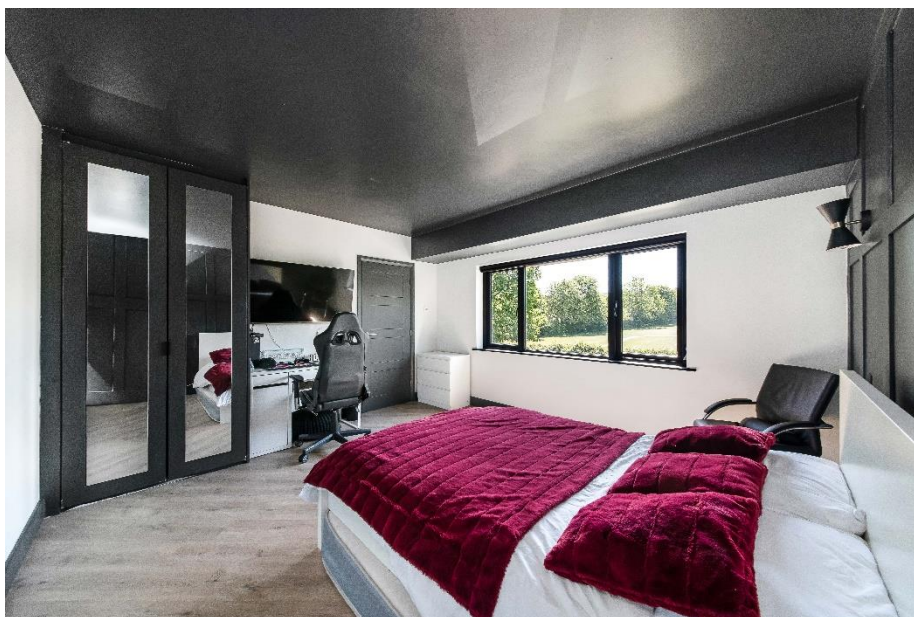




## BEDROOM TWO

*Measurements –*

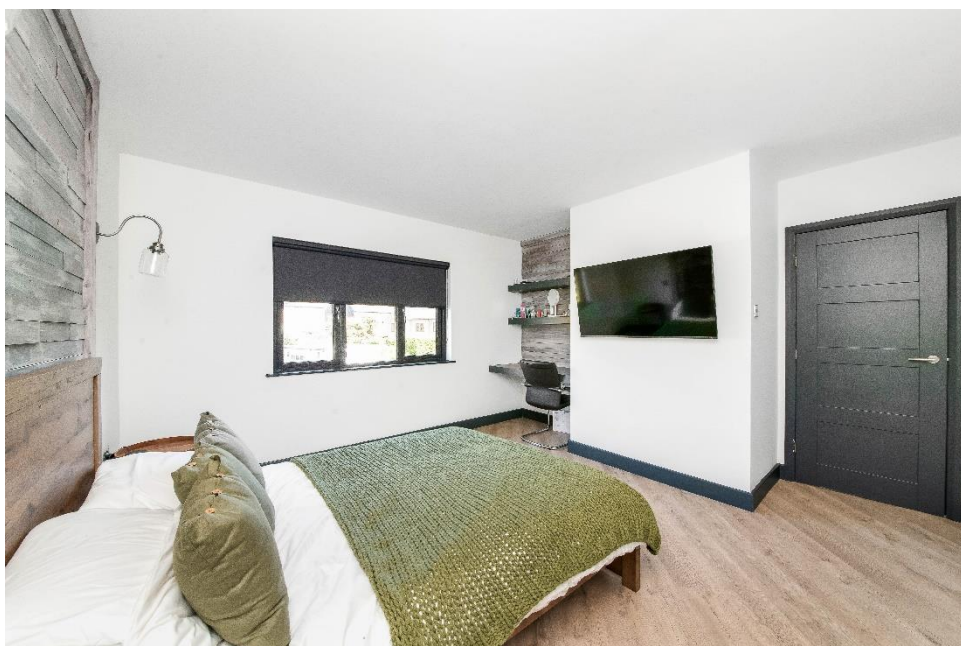
Bedroom two features a bank of double-glazed windows to the front elevation, again, providing pleasant, open-aspect views across the playing fields. There is high quality flooring, two wall light points, floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ. It benefits from underfloor heating and decorative wall panelling.



## BEDROOM THREE

*Measurements – 13'5" x 12'0"*

Bedroom three, again, is a light and airy double bedroom which has ample space for free-standing furniture. There is a bank of double-glazed windows to the rear elevation providing views onto the gardens, high quality flooring, two wall light points and a dressing table with fitted shelving.





### BEDROOM FOUR

*Measurements – 8'7" x 10'2"*

Bedroom Four is currently utilised as a dressing room. It features a bank of double-glazed windows to the rear elevation. There is high quality flooring, again with underfloor heating, a bank of fitted wardrobes with hanging rails and shelving in situ. There are two wall light points in situ and the room can accommodate a double bed with ample space for free-standing furniture.



### PRINCIPAL SUITE / BEDROOM ONE & BEDROOM FIVE

The inner hallway is accessed from the first-floor landing and has doors providing access to Bedroom One and Bedroom Five. It also has the manifolds for the first-floor, underfloor heating system.

### BEDROOM ONE

*Measurements – 15'9" x 16'0"*

As the photography suggests, bedroom one is a generously proportioned, light and airy double bedroom which has ample space for free-standing furniture. There are dual-aspect windows to both the front and rear elevations with a window to the front taking full advantage of the position of the property, with fantastic, open-aspect views and with far reaching views into the distance. There is high quality flooring with underfloor heating, two ceiling light points, a bank of fitted wardrobes with hanging rails and shelving in situ and the principal bedroom has a loft hatch with drop-down ladder providing access to an attic space and a multi-panel door provides access to the en-suite shower room.





## EN-SUITE SHOWER ROOM

*Measurements – 8'8" x 5'0"*

The en-suite shower room features a three-piece suite which comprises wet-room style shower with thermostatic, rainfall shower head and separate, hand-held attachment, low level w.c. with push-button flush and a broad, wall-hung wash handbasin with matt black mixer tap and vanity drawer beneath. There is LED feature lighting to the walls, a wall-mounted anthracite, ladder-style radiator, a double-glazed window with obscure glass to the front elevation and natural, poured concrete-style walls and flooring.





## BEDROOM FIVE

*Measurements – 8'6" x 8'9"*

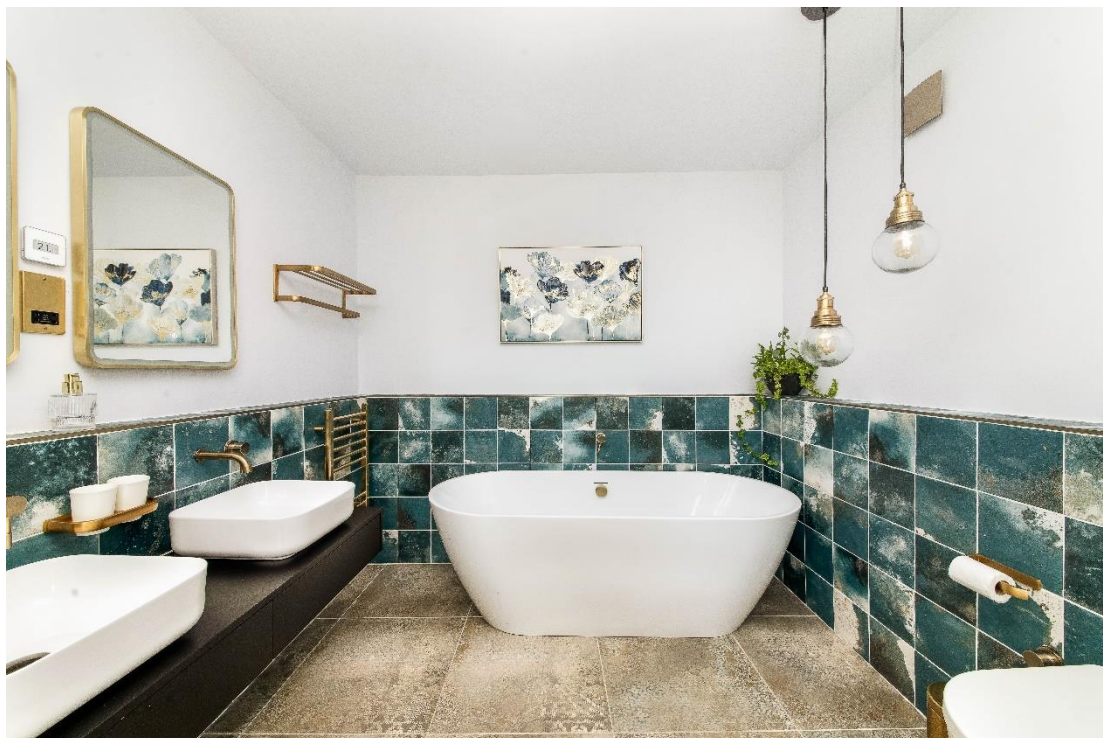
Bedroom Five could be utilised as a home office, single bedroom or nursery. It features a bank of double-glazed windows to the rear elevation with pleasant views onto the gardens. There is a wall light point and high-quality flooring with underfloor heating.



## HOUSE BATHROOM

*Measurements – 10'9" x 8'9"*

The house bathroom features a modern, contemporary, five piece suite, comprising free-standing, double-ended bath with bath end filler mixer tap, low level w.c. with concealed cistern and push-button flush, a walk-in wet room-style shower with rainfall shower head, separate, hand-held attachment and fixed, raised shower guard and twin wash handbasins, set upon a floating vanity shelf with drawers beneath and two wall-mounted mixer taps. There is attractive flooring and contrasting tiling to the walls, two ceiling light points, an extractor fan, double-glazed window with obscure glass to the front elevation and shaver point. Additionally, the house bathroom benefits from two, wall-mounted, LED backlit, vanity mirrors and a brushed gold, horizontal style radiator.





## EXTERNAL FRONT

Externally, the property is accessed from a private land and features a tarmac driveway, providing off street parking for multiple vehicles, leading to the garage. The front garden is laid predominantly to lawn with well-stocked, flower and shrub beds. There is a door canopy with ceiling light point to the front door and a flagged pathway leading down the side of the property to the rear gardens. There is an external security light and provisions for an EV point.





### EXTERNAL REAR

Externally to the rear, the property occupies a most fabulous plot, which is laid predominantly to lawn and features well-stocked flower and shrub beds, a flagged, patio area, ideal for al fresco dining and barbecuing. There are fenced boundaries, raised planters, external security lights and external plug points. There is also a hard standing for the air-source heat pump and the property also benefits from solar panels and a 24KW battery.



### ATTACHED GARAGE

The garage features an electric, remote-controlled up-and-over door. There is lighting and power in situ, a bank of windows with obscure glazing to the rear elevation and a pedestrian access door to the rear elevation. The garage also houses the solar, thermal heating system as well as the manifolds for the underfloor water heating system and the hot water cylinder.

### **ADDITIONAL INFORMATION**

Air source heating system installed (DATE)

Solar panels

Integrated Bluetooth speaker system

Zoned heating system

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### **ADDITIONAL INFORMATION**

EPC rating – B

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – F

### **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

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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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