



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Ashleigh Dale  
Huddersfield



## Ashleigh Dale Huddersfield

Offers Over £1,000,000

STEP INSIDE THIS REMARKABLE NEWLY BUILT DETACHED DWELLING, BOASTING AN IMPRESSIVE FOOTPRINT EXCEEDING 3500 SQUARE FEET. CRAFTED TO THE UTMOST STANDARDS OF QUALITY, WITH FEATURES SUCH AS ZONAL UNDERFLOOR HEATING, EVERY DETAIL REFLECTS METICULOUS ATTENTION, RESULTING IN A TRULY MAGNIFICENT RESIDENCE AWAITING IMMEDIATE OCCUPANCY. NESTLED WITHIN A SERENE, SMALL-SCALE CUL-DE-SAC WITH SOUTH FACING GARDEN IN A SOUGHT-AFTER AREA OF HUDDERSFIELD, THIS HOME OFFERS CONVENIENT ACCESS TO PRIVATE SCHOOLING AND HEALTHCARE FACILITIES, ENSURING A LIFESTYLE OF EASE AND COMFORT. FURTHERMORE, ITS PROXIMITY TO JUNCTION 24 OF THE M62 MOTORWAY FACILITATES EFFORTLESS TRAVEL FOR THOSE SEEKING CONNECTIONS TO DISTANT DESTINATIONS. PREPARE TO BE CAPTIVATED BY THE UNPARALLELED EXCELLENCE OF THIS EXTRAORDINARY HOME.

## DESCRIPTION

Upon entering the residence, you are immediately enveloped by a sense of expansive luxury. The hallway unfolds to reveal a grand galleried landing above, adorned with an oak staircase and Calcutta tiling that graces the floor, complemented by a contemporary chandelier suspended from the first-floor ceiling. Glazed oak doors lead into the exquisite open-plan living kitchen, a testament to refined design. This area showcases a modern array of sleek black storage units crowned by a breath taking waterfall work surface, extending seamlessly to the oversized central island. A suite of premium integrated appliances adds the finishing touch to the kitchen, which seamlessly transitions into the dining and living areas, delineated by a striking central wall featuring a TV and fireplace on the reverse side. Flooded with natural light, the space is accentuated by expansive



glazing, including a lantern ceiling and bi-folding doors complete with integral blinds. Prepare to be enchanted by the harmonious fusion of space, style, and sophistication within this exceptional abode.

Two additional reception rooms grace the front elevation of the property, offering versatile spaces for various purposes. The spacious living room boasts dual aspect double glazed windows, while across the hallway, an adjacent reception room presents an ideal setting for a cinema room, games room, or playroom, catering to diverse preferences. Access from this area leads to a front-facing office, providing a conducive environment for productivity. Rounding off the ground floor accommodations, a conveniently located W.C off the hallway ensures practicality, while storage and utility areas, situated adjacent to the kitchen, offer seamless access to the garage.

Ascending to the first floor, the landing provides access to all five bedrooms, illuminated by a floor-to-ceiling window on the front elevation, ensuring ample natural light throughout. Each of the five bedrooms is generously proportioned, featuring built-in wardrobes and luxurious ensuite bathrooms crafted to the highest specifications. The primary suite represents the pinnacle of luxury, featuring a spacious walk-in wardrobe

complete with integrated furnishings. The contemporary four-piece ensuite is a sanctuary of indulgence, featuring a walk-in shower, freestanding bath, and innovative electric toilet. Completing this exceptional suite is a balcony accessible via bi-folding doors, offering picturesque views of the sunlit South facing rear aspect.

Externally, a paved driveway offers ample parking space for multiple vehicles, leading to the attached double garage, which conveniently also provides access to the rear garden. The front garden features a well-manicured lawn that extends along the side of the property, offering accessibility from both sides. Yorkshire stone paving envelops the property, culminating in a spacious patio accessible directly from the open-plan living areas at the rear. A Stone Rockery enhances the landscape, providing tiered levels for relaxation and enjoyment during the summer months. The property also owns additional land opposite to create a tranquil outlook to the front leading down to a beck.

### **SPECIFICATION**

Hallway – Calcatta tiling, Oak staircase Oak Doors, underfloor heating

Living Room – Fully carpeted, inset LED spotlights, Oak Doors, wall mounted TV points, underfloor heating

Cinema Room – Fully Carpeted, Inset LED Spotlights, Oak Doors, wall mounted TV points, underfloor heating

Office – Laminate flooring, inset spotlights, Oak doors, underfloor heating

Kitchen – Calcatta Tiling, Bi-folding doors with inset Italian blinds, French patio doors, Electric fireplace, Wall mounted TV, German kitchen units, Specialist waterfall work top, Island with storage, pendant lighting, Neff slide & hide oven, Neff microwave, Neff warming drawer, Bora self extracting hob, Fridge, Freezer, Dishwasher, Wine cooler, Quooker hot tap, underfloor heating

Utility – German units, LG washing machine and dryer, calcatta tiling, inset spotlights, underfloor heating

Bedrooms – fully carpeted with Oak sliding wardrobes, inset spotlighting and ensuite (Primary has full walk in wardrobe with fitted furniture, tiled balcony and integral blinds)



Bathrooms – Fully tiled, range of Rak furniture either black or chrome, inset spotlighting, heated and backlit mirrors. Primary en suite has smart style toilet and underfloor heating.

Garage – Electric door, rear access door

External – paved driveway, lawned gardens with fenced boundaries and planted shrubs, rockery, Yorkshire stone patios.

Additional information – 4K CCTV system, Alarm, Samsung air source heat pump, underfloor heating to the ground floor

## **ADDITIONAL INFORMATION**

Tenure: Freehold

Council Tax:

EPC: TBC

What3Words: stamp.movies.stores

Parking: Garage and Driveway

## **UTILITIES**

Gas: Mains

Electric: Mains

Water: Mains

Drainage: Mains

Heating: Air source heat pump

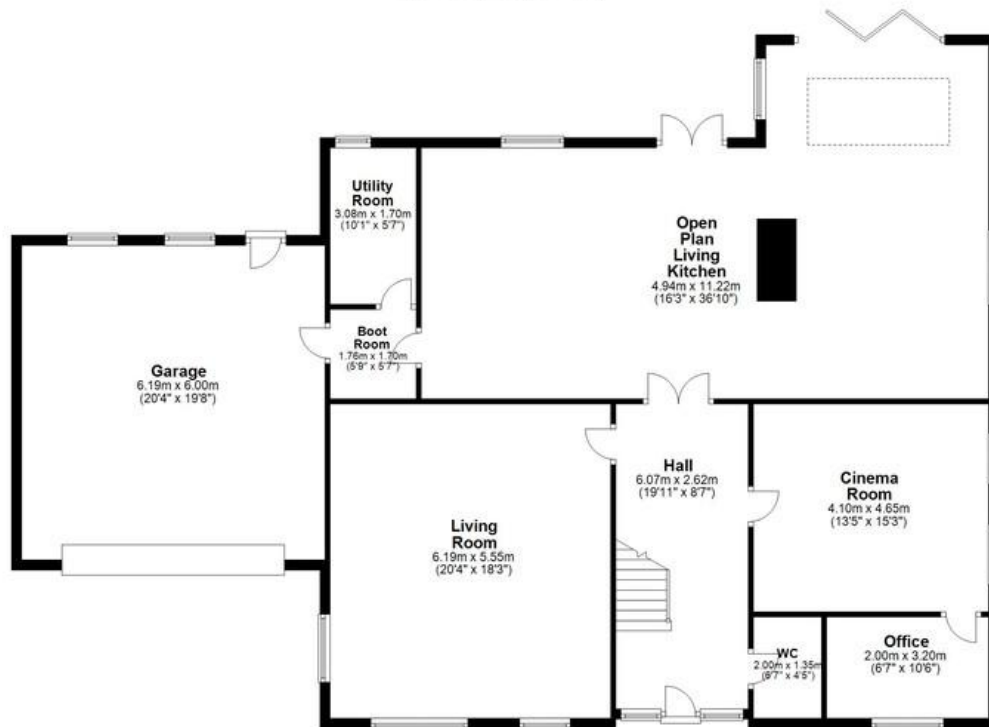
Broadband: To be connected – Fibre available in the street

Mobile Coverage: Check With Provider

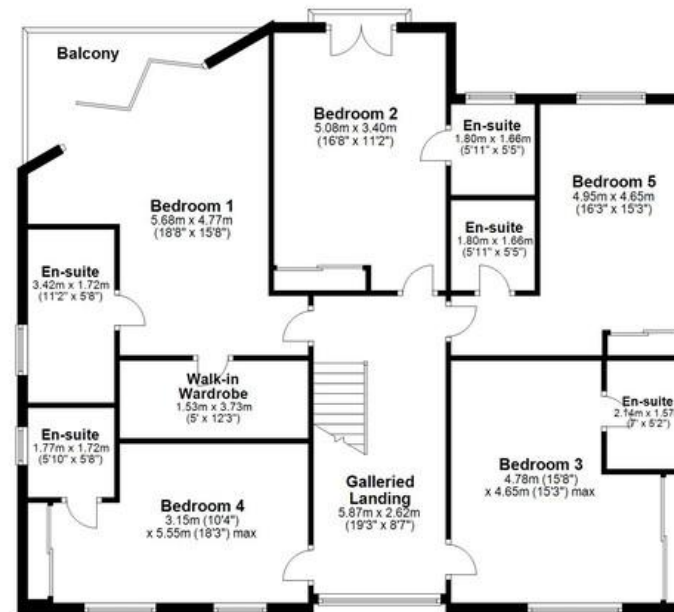
## **AGENT NOTES**

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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**Ground Floor**  
Approx. 192.6 sq. metres (2073.3 sq. feet)



**First Floor**  
Approx. 132.7 sq. metres (1428.4 sq. feet)



Total area: approx. 325.3 sq. metres (3501.6 sq. feet)





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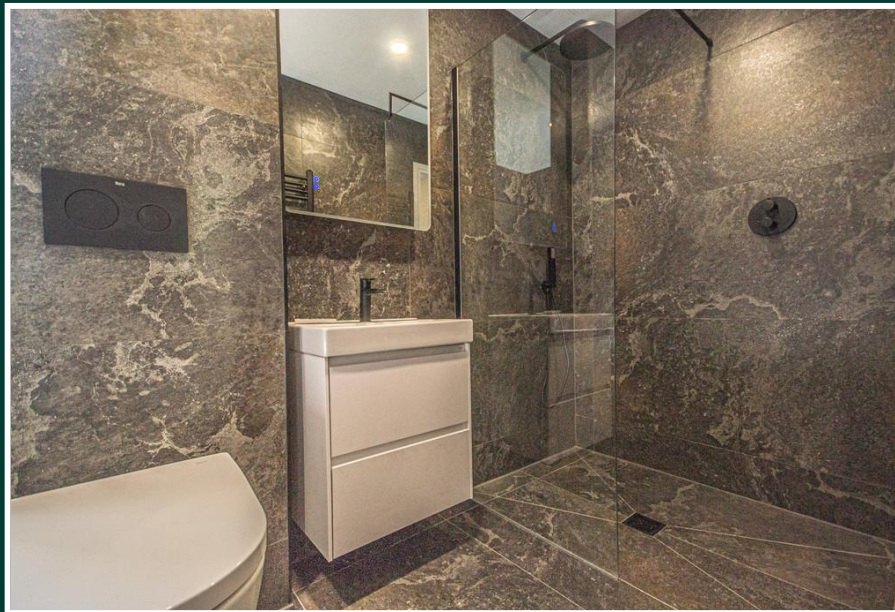
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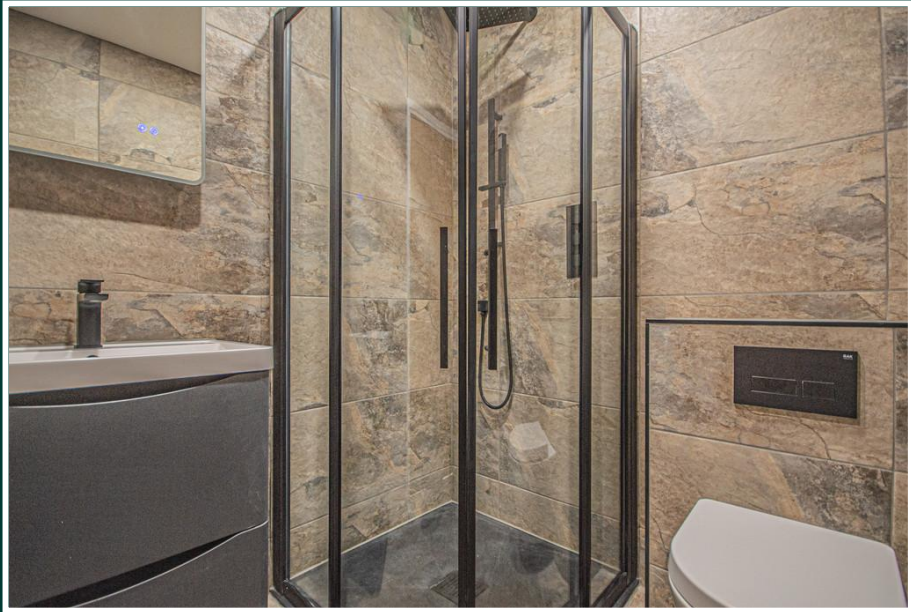


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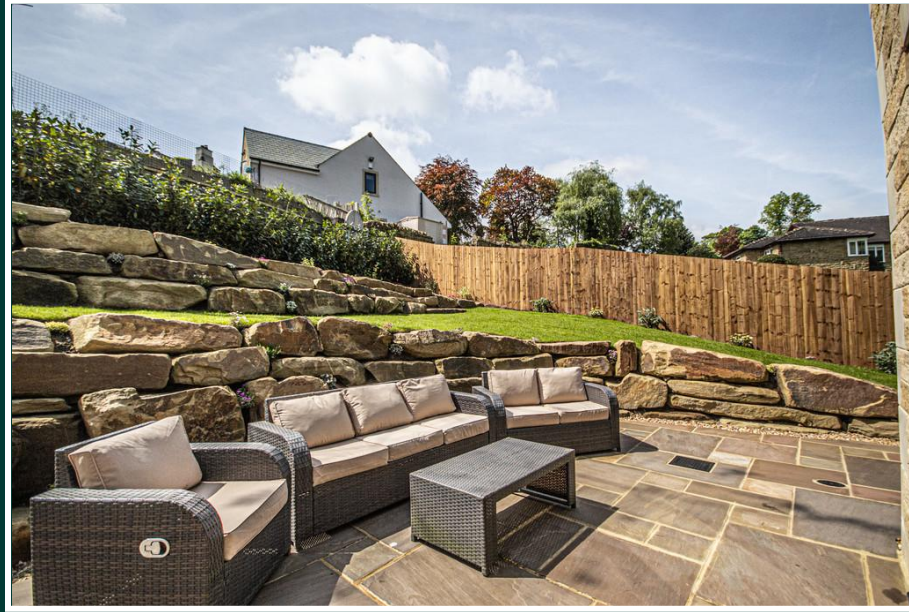
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