



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

80 Sharp Lane  
Almondbury, Huddersfield



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Almondbury, Huddersfield**

**Guide Price £875,000**

**SITUATED IN THE AREAS MOST PRESTIGIOUS LOCATION NESTLED IN THE WOODSOME VALLEY BETWEEN FARNLEY TYAS AND ALMONDBURY IS TENTER HILL, A STUNNING PERIOD FARMHOUSE DATING BACK TO 1750 SURROUNDED BY GREEN BELT FIELDS AND OFFERING DELIGHTFUL VIEWS ACCOMPANIED BY A DOUBLE GARAGE.**

Situated in the areas most prestigious location nestled in the Woodsome Valley between Farnley Tyas and Almondbury is Tenter Hill, a stunning period farmhouse dating back to 1750 surrounded by green belt fields and offering delightful views accompanied by a double garage.

The current owners have lovingly restored and maintained the property to an impeccable

standard where the sumptuous interior has had no expense spared to the very finest of detail. The high end bespoke kitchen is one such example with decadent curved wood units and a range of integrated Bosch appliances, wine fridge and a Lacanche cooking range. The utility is of the same calibre with matching units concealing the Franke sink and washing machine. The luxury continues with the oak framed dining room

open plan to the kitchen and the period panelling to the walls in the reception rooms, commanding fireplaces, exposed beams and galleried landing.

To the first floor there are three opulent suites, each a rival for the master bedroom, consisting of a stylish double bedroom and ensuite shower rooms, one having a jacuzzi style spa bath and separate shower. All three offer splendid open countryside views.

Externally the generous garden is a landscaped delight with large lawned areas, an alfresco dining terrace, and oak framed arbour with luxury swing seat. The garden has been carefully planted to create attractive colours throughout the year and is south facing.

Tenter Hill benefits from all mains services, has had a newly installed central heating boiler, electric car charging point and newly installed Accoya windows with a 25 year guarantee.

Offering charming countryside walks on the doorstep with local gastro pubs close by in addition to highly regarded local schooling.



**WHAT3WORDS**

///rots.takes.bleat

## AGENT NOTES

### 1.MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE

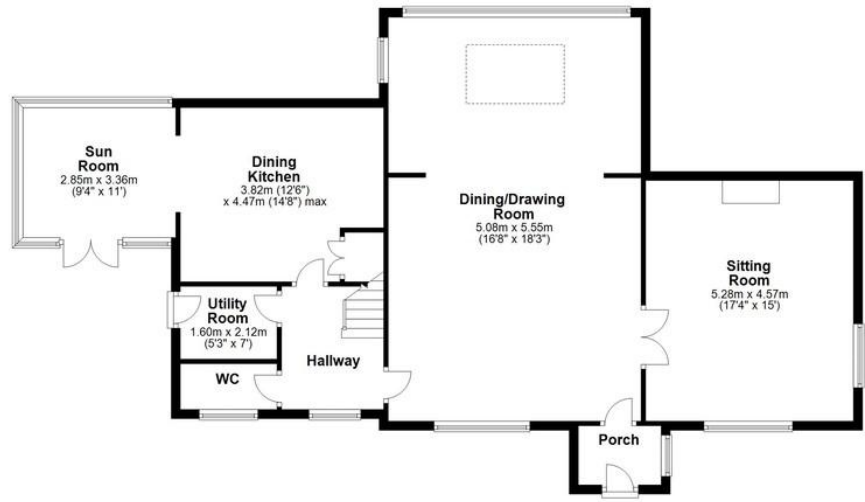
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**Ground Floor**

Approx. 95.4 sq. metres (1026.6 sq. feet)

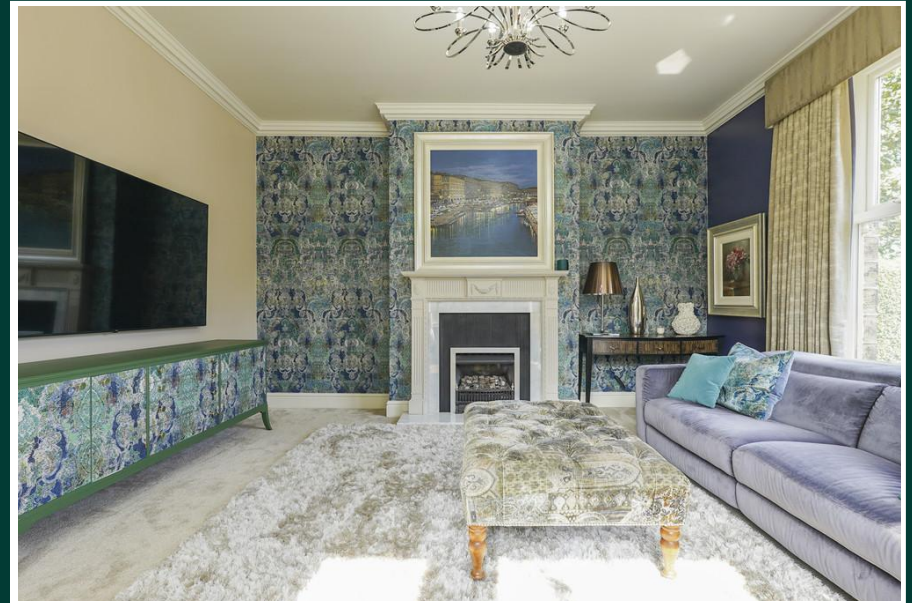


**First Floor**

Approx. 78.6 sq. metres (846.3 sq. feet)



Total area: approx. 174.0 sq. metres (1872.9 sq. feet)



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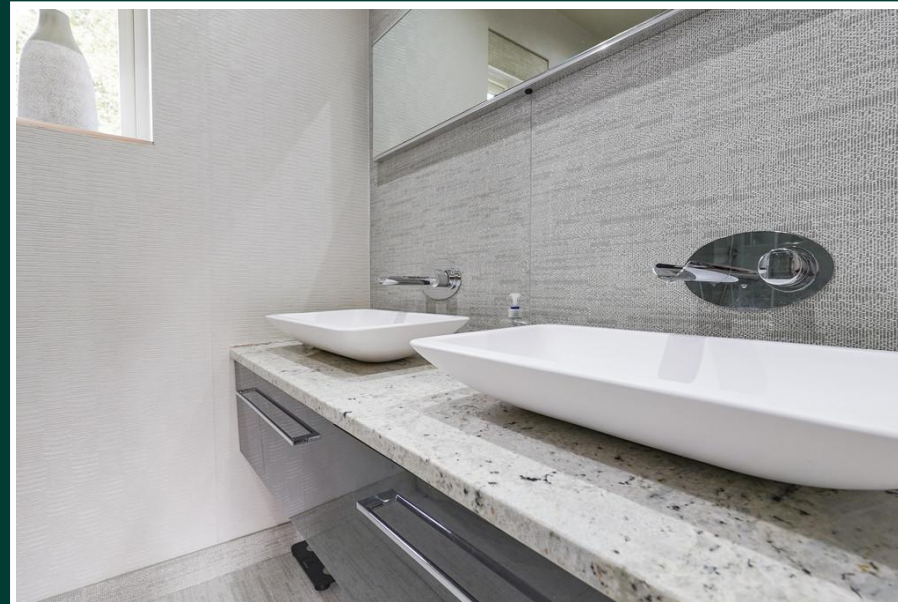


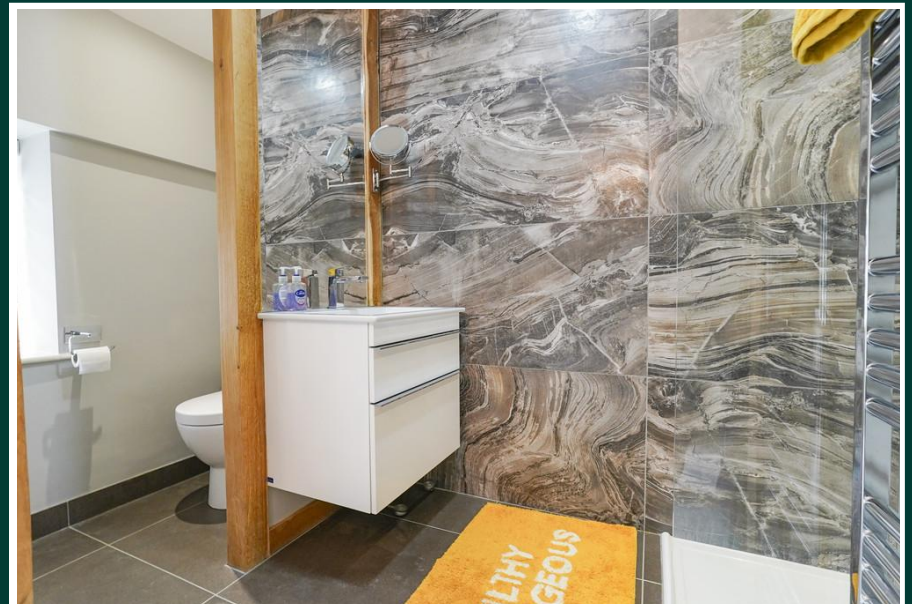


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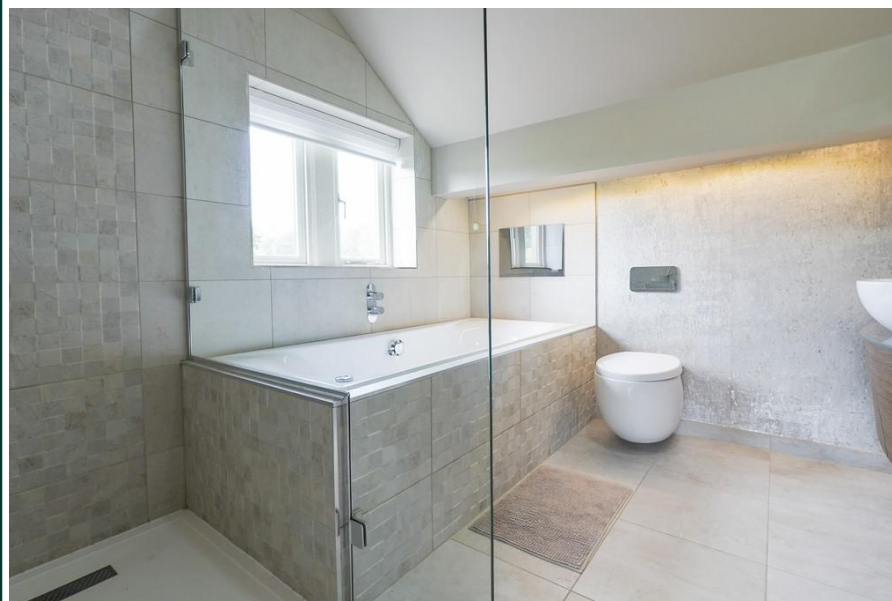
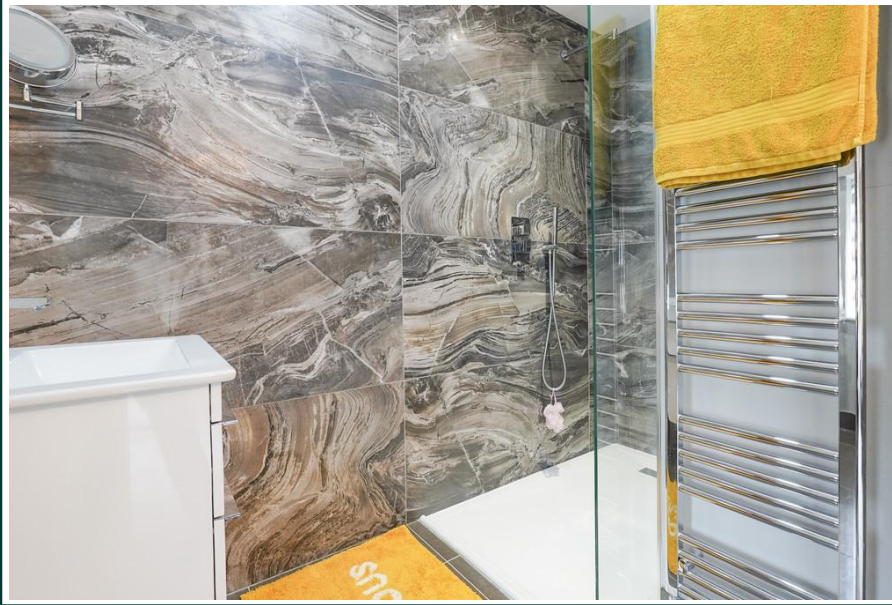


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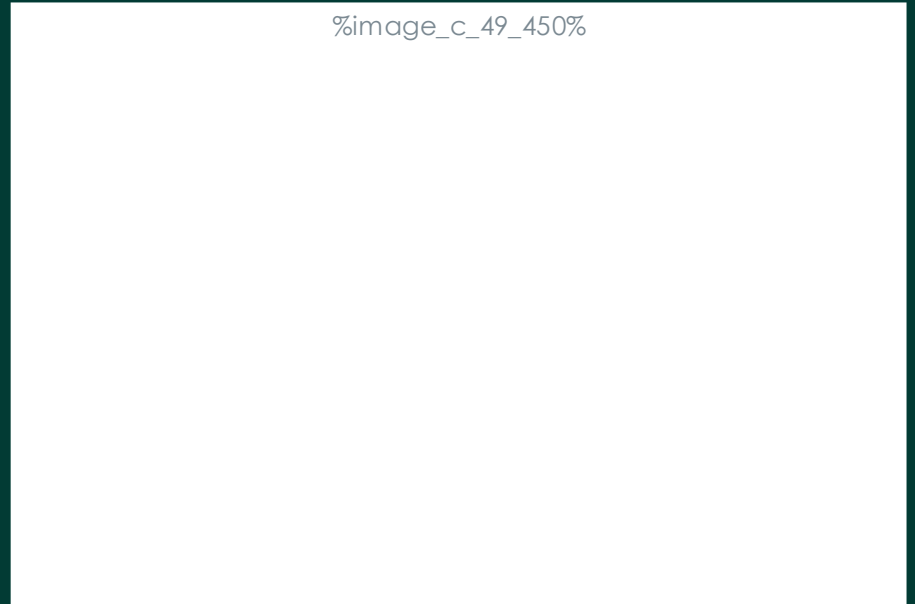
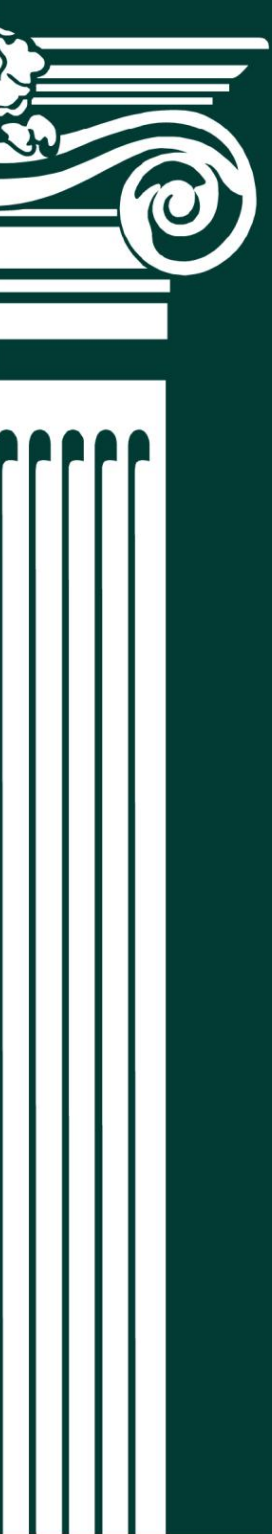


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