

5 Park Riding Northgate, Honley, Holmfirth, HD9 6QL

Offers Over £900,000

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Having stunning far reaching views across Magdale valley and located in the popular village of Honley, is this most unique property.

The main residence comprises of a substantial 2 bedroom cottage, with 3 reception rooms including lounge, dining kitchen and orangery to the ground floor, landing with study area, master bedroom with en suite, bedroom and bathroom to the first floor.

The cottage displays a wealth of original features such as exposed stone and feature brickwork, together with a plethora of exposed beams and trusses. Within the grounds there is a detached, 2 bedroom annexe which has been luxuriously appointed and provides a most spacious living kitchen, with full width sliding patio doors, 2 bedrooms and wet room.

The annexe has underfloor heating throughout and would provide superior accommodation for a dependent relative.

The orangery to the main property could be extended (subject to planning) to adjoin the annexe, if desired.

The property enjoys approximately 3.5 acres of landscaped formal gardens, together with a section of the adjoining paddock to the rear.

Energy Rating: E





## GROUND FLOOR:

Enter the property through a covered entrance porch into:-

### Entrance Porch

A solid timber entrance door leads into the entrance vestibule.

### Entrance Vestibule

With quarry tiled flooring, a sealed unit double glazed window, beam effect ceiling and an access door through to the cloakroom/WC.

### Cloakroom/WC

Furnished with a 2 piece suite comprising low flush WC and a vanity wash bowl with free standing chrome mixer tap set onto a plinth with base and wall units. There is also a central heating radiator, sealed unit double glazed window and sunken LED lighting.

### Living Room

15'3" x 15'0" (4.65m x 4.57m)

Having outstanding far reaching views to the front across the greenbelt countryside, this well proportioned reception room has a Victorian style cast iron fireplace with gas and coal

effect fire, fire surround and mantel which is set to a stone hearth. Along with 2 central heating radiators, beam effect ceiling and window seat.

### Dining Area

9'7" x 11'10" (2.92m x 3.61m)

This open plan dining area has a terracotta style tiled floor, wall mounted electric heater and a sealed unit double glazed access door which leads on to the rear terrace. The dining area is open plan to the dining kitchen.

### Dining Kitchen

17'4" x 15'0" (5.28m x 4.57m)

Fitted with a range of matching modern wall and base units with granite work surfaces, a range of integrated appliances including a Range cooker with 4 gas burner, hot plate, double oven and grill, as well as an integral fridge, dishwasher and microwave. Double doors lead through to the orangery.

### Utility

7'0" x 8'9" (2.13m x 2.67m)

Having a quarry tiled floor, a range of matching modern wall

and base units, integrated drawer units, a sealed unit double glazed window and wall mounted electric heater.

### Orangery

16'4" x 9'7" (4.98m x 2.92m)

Peacefully situated to the rear of the property with outstanding far reaching views, this beautiful additional reception room has a terracotta tiled floor, log burner stove, central heating radiator and a set of bi-fold doors which give access to the terrace.

## FIRST FLOOR:

### Half Landing

With feature rustic brick arch to the main landing.

### Main Landing

10'7" x 14'9" max (3.23m x 4.50m max)

Being open plan to the full roof height, with a wealth of exposed beams and trusses. There is also a central heating radiator and study area which is set beneath the sealed unit double glazed, mullion windows which take full advantage of the superb rear aspect.



## Master Suite

15'10" x 15'3" inc en suite (4.83m x 4.65m inc en suite)

Peacefully situated to the rear of the property, with outstanding views. There is a central heating radiator, exposed beams, cast iron Victorian style fireplace and an access door to the en suite.

## En suite Shower Room

Furnished with a 3 piece suite comprising of a concealed flush WC, ceramic vanity wash bowl with chrome mixer taps and cupboards beneath and a double width walk-in shower cubicle with overhead Grohe shower and sunken LED lighting. There is a graphite central heating radiator/towel rail and a sealed unit double glazed window.

## Walk-in Wardrobe

Providing useful storage space.

## Bedroom 2

15'0" x 9'1" (4.57m x 2.77m)

Being open to the full roof height, with exposed beams and trusses, feature rustic brick arches, sealed unit double glazed windows to both side and rear which again provide panoramic rural views. There is also a central heating radiator and built-in double wardrobes.

## Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, vanity wash bowl set on to a marble plinth with chrome mixer taps, as well as a deep sunk bath which has chrome mixer taps and overhead rainwater shower and shower screen. There is an exposed ceiling beam, sealed unit double glazed window to the rear and chrome ladder style radiator.

## ANNEXE:

With underfloor heating throughout, this superb addition to the property comprises:-

## Living Kitchen

21'0" x 14'8" (6.40m x 4.47m)

An outstanding living space which is open to the full ceiling height with a range of matching modern wall and base units with a range of integrated appliances which include a 4 ring induction hob, built-in oven and grill, dishwasher, washing machine, 2 under counter fridges and an under counter freezer. There is granite work surfaces and upstands, sealed unit double glazed aluminium windows to the side and front, together with large sliding patio doors which open on to the rear terrace and provides an ideal space for al-fresco dining.

## Bedroom

12'0" x 12'0" (3.66m x 3.66m)

Peacefully situated to the rear of the property with dual aspect aluminium double glazed windows which attract tranquil rural views.

## Bedroom

10'1" x 11'10" (3.07m x 3.61m)

Having 2 bedhead wall light points and an aluminium, double glazed window to the side elevation which overlooks the adjacent fields.

## Wet Room

Furnished with a 3 piece white suite comprising of a low flush WC, ceramic wash bowl with drawer units beneath and chrome mixer taps. There is also a walk-in double width shower cubicle with rainwater head and additional hose, sunken LED lighting, a graphite central heating radiator/towel rail, aluminium window, part tiled walls and fully tiled floor.

## OUTSIDE:

To the front of the property there is a double width parking apron with turning head. approached via shared access. To the rear of the property there is Yorkshire stone flagged patio

with stone garden table, outside security lighting and shaped lawned gardens with mature borders of rose bushes and flowers. To the rear of the annexe there is a flagged terrace which provides extensive far reaching views across the Magdale valley. There are further formal lawned gardens which incorporate a small orchard, vegetable garden and garden sheds.

The property sits in approximately 3.5 acres, including the paddock to the rear - Adjoining the formal gardens, is a paddock which is split between the other 2 neighbours. This property owns a third of the land.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Using a Satnav enter postcode: HD9 6QL which will bring you to Northgate. The property will be identified by a Bramleys for sale board.

Using the What3Words app please enter the following words:-

Posts.broke.stands - This will take you to the end of the drive.

## TENURE:

Freehold

## COUNCIL TAX BAND:

F

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market

advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**ONLINE CONVEYANCING SERVICES:**

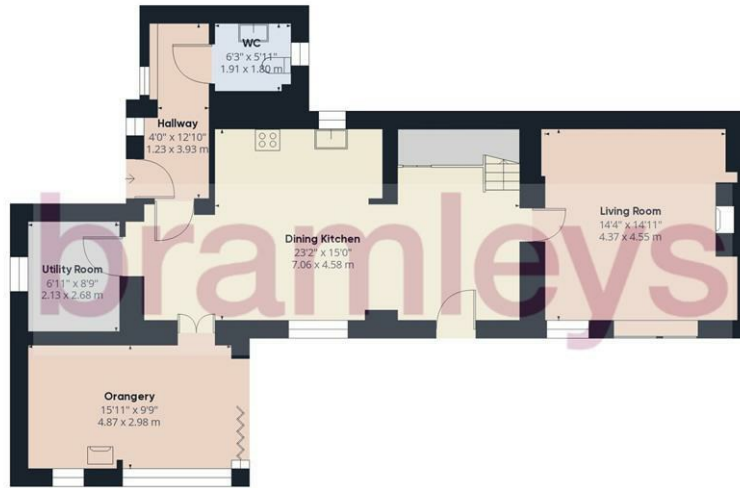
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







**Annexe**



**Ground Floor**



**First Floor**

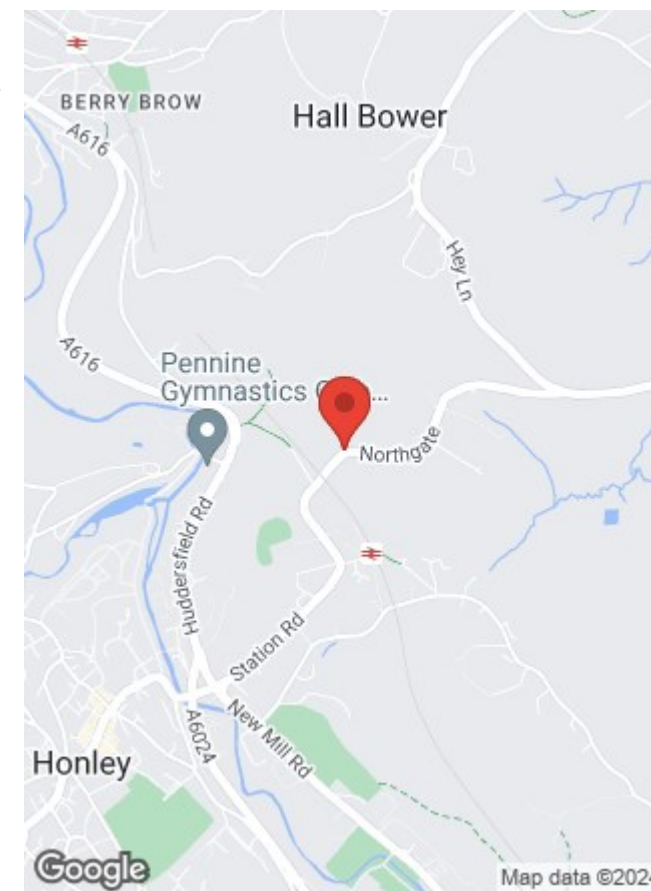
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Approximate total area<sup>m</sup>

2186 ft<sup>2</sup>  
203.09 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains 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 insitu 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

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