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P R E S T I G E

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ASHLEIGH

HILL, HOLMFIRTH, HD9 3BN

This superb detached home is located in a sought after elevated setting enjoying a good sized plot and exceptional views to the rear over Holmfirth. It offers spacious and flexible living accommodation on the lower floor and 4 double bedrooms upstairs set in grounds of approximately 1/3 acre with generous parking and a double garage.

- Spacious modern detached house
- Exceptional views over Holmfirth
- Flexible ground floor living accommodation
- 4 bedrooms, study, 2 en-suites and bathroom

- 1/3 acre plot with superb gardens
- Generous parking and double garage
- Internal viewing is essential
- Energy rating 73 (Band C)

OFFERS REGION
£765,000

About Ashleigh

This outstanding modern stone built detached house was originally constructed circa 1985 and subsequently the subject of a substantial two storey extension some 10 years later. Our clients purchased the property in 2004 and whilst no major alterations have been made internally since then they have maintained the property well including updating the central heating system and replacement of the uPVC double glazed windows. Externally the grounds have been extensively landscaped.

The property appears to be single storey on first impressions and is entered through a spacious hall at upper floor level. From here there is access to Bedroom 2 – a perfect guest room with its own ensuite and a sliding glazed door and picture window enjoying the views. There is also a study which links the property to its attached double garage.

A glazed door leads from the hall into the spacious landing area which in turn leads to the remaining 2 double bedrooms and large house bathroom. The principal bedroom again features a sliding glazed door onto a rear facing terrace that takes in the fine views. It also has its own walk in wardrobe and ensuite shower room.

Downstairs, there is a hallway with cloakroom / wc off and glazed double doors leading into the large lounge. The lounge also has a sliding glazed door and adjoining picture window from which to enjoy the views. There is also snug / tv room and a further dining / sitting room that is in turn open plan to the large dining kitchen. Off of the kitchen is a utility room with access to the rear. This floor does really offer an incredible amount of living space that could meet a variety of different uses subject to the buyer's needs.



Externally there is a driveway from Hill which leads down to the block paved courtyard area in front of the house – this in turn leads to the attached double garage which has an additional outside storage area beneath it. There is also an additional parking area to the side of the driveway on the approach to the house.

The gardens are located to the rear of the building and feature a large paved seating area stretching across the rear. Beyond here is a level lawned area which wraps around the side of the house and also slopes down to the lower levels. This area features a series of patio areas and planted borders.

Internal viewing is essential to fully appreciate all that this unique home has to offer.



Accommodation

UPPER FLOOR



Entrance Hall

A spacious entrance hall with tall window and glazed entrance door to the front, wooden flooring, windows to the rear enjoying the views, velux rooflight to the high angled ceiling, central heating radiator and glazed door with adjoining glazed panel leading to the landing area.



Bedroom 2 11'5" x 10'8"

A superb guest bedroom with glazed sliding door and adjoining full height window with Juliette balcony enjoying the views to the rear, central heating radiator and door to the en-suite.

En-suite 7'9" x 3'9"

With three piece suite comprising low flush wc, pedestal washbasin and shower cubicle, fully tiled walls and shower cubicle, inset spotlights to the ceiling and extractor.



Study

Also located off the hall, with built in office furniture this irregularly shaped room features a square bay window protruding from its angled outer wall, personal access door to the attached garage and central heating radiator.

Landing

With spindle balustrade around the stairs leading down to the lower floor and central heating radiator.



Bedroom 1 15'7" x 13'10"

A large double bedroom with glazed sliding door and tall picture window to the rear leading to a balcony from which to admire the views, further window to the side and central heating radiator.



En-suite 7'2" x 5'2"

With three piece suite comprising low flush wc, pedestal washbasin and shower cubicle, fully tiled walls, obscure glazed window to the side, inset spotlights to the ceiling and extractor.

Walk In Wardrobe 7'5" x 7'2"

With built in rails and shelves, obscure glazed window to the front.

Bedroom 3 10'9" x 10'

A double bedroom with windows to the rear enjoying the views and central heating radiator. Currently used as a music room.



Bedroom 4

Bedroom 4 10' x 9'9"

A double bedroom with windows to the rear enjoying the views and central heating radiator.



Bathroom 11'2" x 7' min

With 5 piece suite comprising low flush wc, pedestal washbasin, bidet, corner bath and shower cubicle, fully tiled walls, tiled floor, inset spotlights to the ceiling, extractor, obscure glazed window to the side and central heating radiator.

LOWER FLOOR



Hallway

With spindle staircase to the first floor, central heating radiator and glazed double doors into the lounge.



Lounge 23'1" x 13'

A generous sized lounge with features a glazed sliding door and full height window to the rear enjoying the views, further windows to the side, feature fireplace with living flame gas fire, marble hearth and interior, 2 central heating radiators.



Snug 9'9" x 9'8"
Currently used as a tv room but could alternatively be a second home office space if required. With windows to the rear and central heating radiator.



Dining / Sitting Room 17'1" x 10'8"
Another flexible room which is currently used as a living / dining room. It features a sliding glazed door with adjoining full height window to the rear enjoying the views, recessed under stairs cupboard and central heating radiator.



Dining Kitchen 18'10" x 18'10" (11'9" min)
This superb dining kitchen is partially open plan to the dining / sitting room. It features a glazed door and windows to the rear enjoying the views. It is fitted with an excellent range of oak fronted base units and wall cupboards with laminated worksurfaces, integrated double oven, microwave, 5 ring gas hob with extractor, fridge, freezer and 1 1/2 bowl sink unit with mixer tap, integrated dishwasher, tiled splashbacks, tiled floor, central heating radiator and a bank of high level angled windows to the front providing additional natural light to the kitchen area.



Utility Room 13'11" x 5'8"

Accessed via a door from the kitchen and having a further door to the passageway between the house and outside storage area. It has a stainless steel sink unit, plumbing for automatic washing machine, central heating boiler, built in storage cupboard, tiled floor and partly tiled walls.

Cloaks / WC 6'8" x 5'8"

With two piece suite comprising low flush wc and pedestal washbasin, partly tiled walls, obscure glazed window and central heating radiator.



OUTSIDE

From Hill, there is a driveway leading to the house with a generous visitor parking area alongside it. The driveway leads into a block paved parking area with space for a number of vehicles and provides access to the double garage.

Double Garage 19'3" x 16'4"

A double garage with remote control up and over door, electric light and power supply, water point, 2 velux rooflights to the angled ceiling and personal access door into the study.

Store

Beneath the garage there is a good-sized storage area with restricted head height – this can be accessed via a doorway from the external ground floor passageway.

Gardens

The gardens are located predominantly to the rear of the house and feature a large paved area along the rear of the building from which to enjoy the views. From here there is also a level lawned area which wraps around the side of the building, then slopes down to the lower levels. The lower levels have been extensively landscaped and feature various patio seating areas with well stocked borders and a further area left to grow intentionally wild.





Please Note

A public footpath runs down the first section of the driveway and down Eastern boundary of the grounds. This is walled off to provide privacy to the house and doesn't enter into the actual gardens or courtyard parking area in front of houses.

Additional Information

The property is Freehold.

Viewing

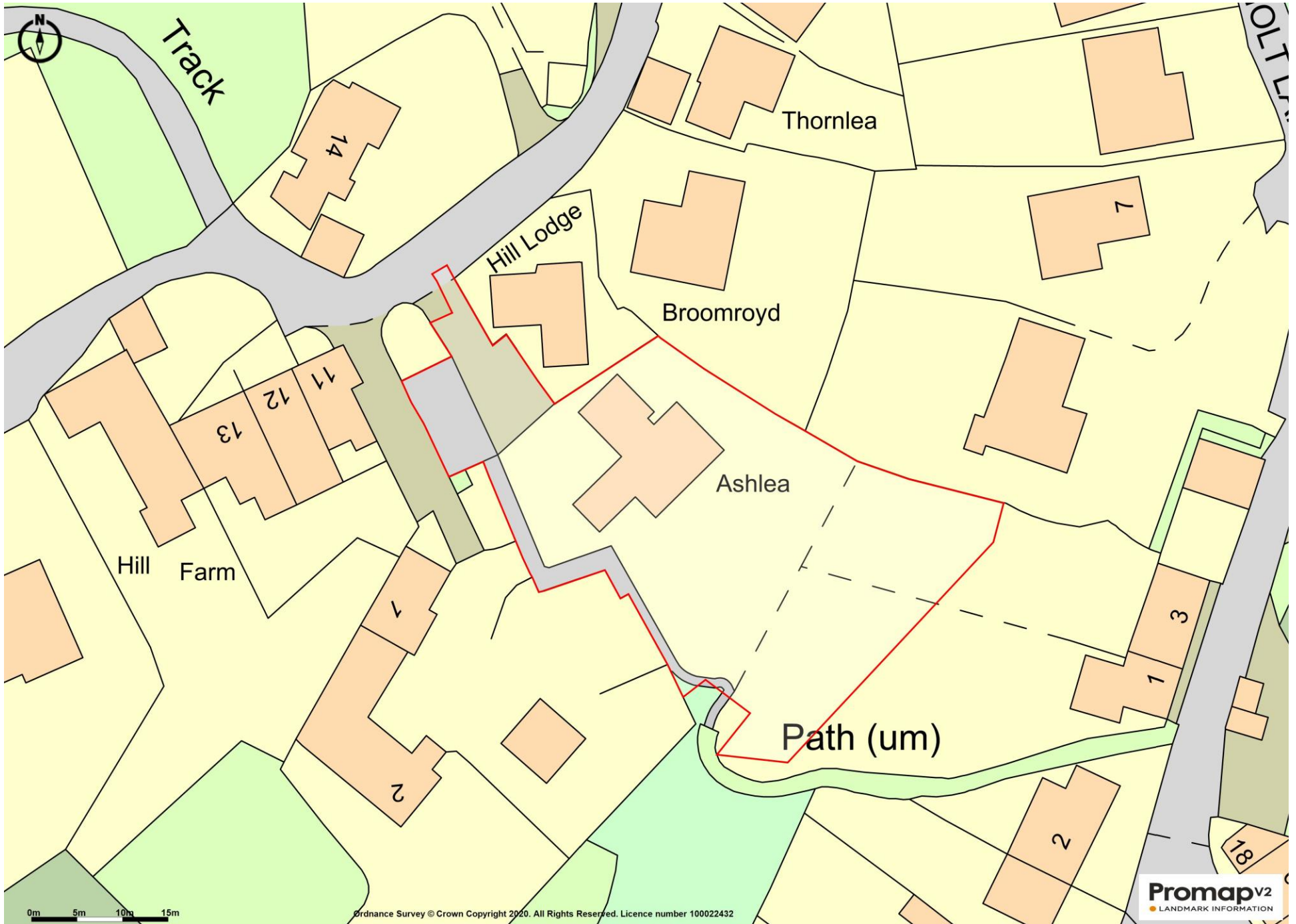
By appointment with Wm Sykes & Son.

Location

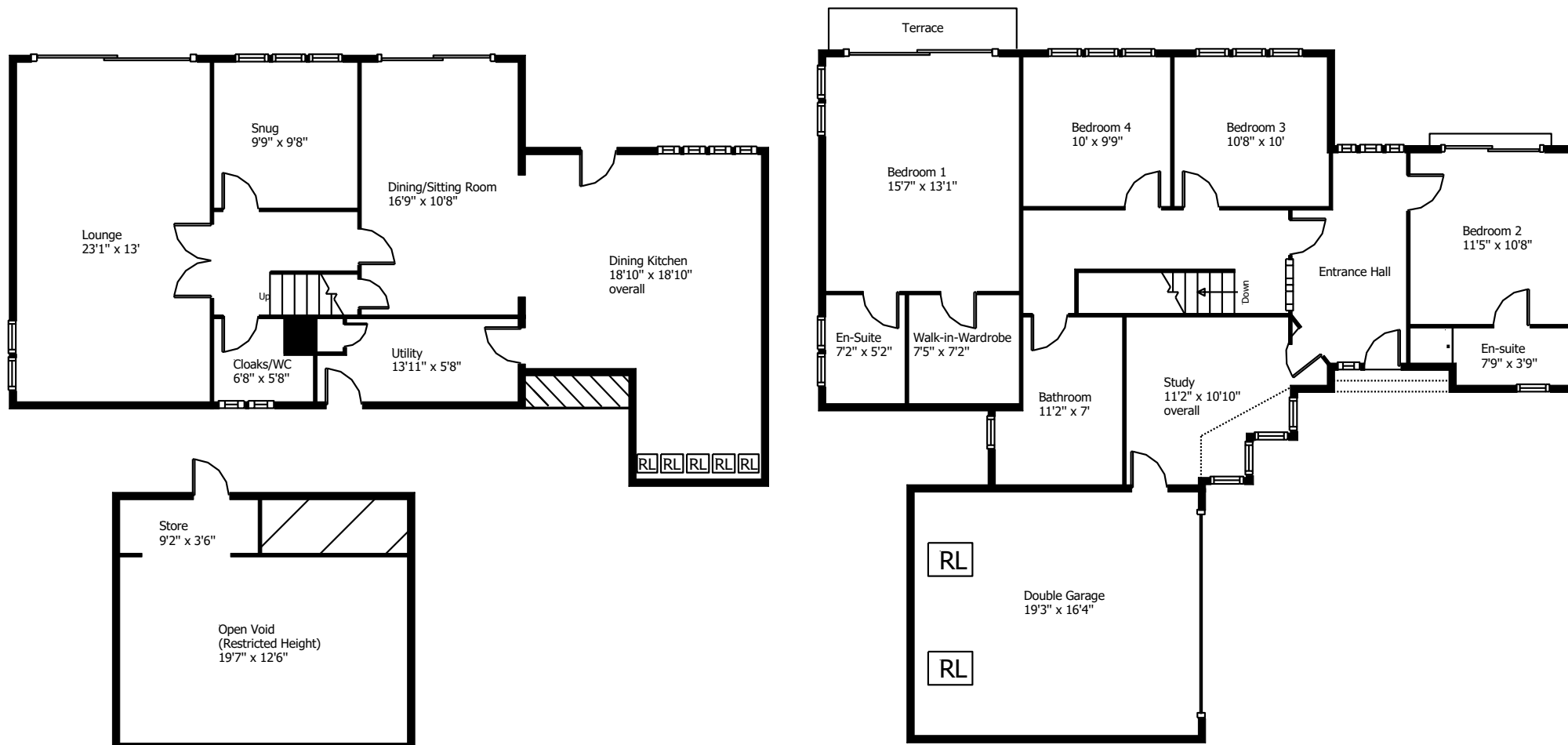
Travel into Holmfirth from Huddersfield on the A6024 Woodhead Road. Just before the traffic lights in the centre of the town turn right up Cooper Lane. At the top of Cooper Lane bear right onto Holt Lane. Continue along this road bearing left onto Hill. Continue almost to the top. Ashleigh will be found on the left hand side. It is identifiable by signs for a public footpath.







Ashleigh, Hill, Holmfirth



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