



Plot 1  
| Heaton Park Villas | Huddersfield | West Yorkshire | HD1 4HJ

# STEP INSIDE

## I Heaton Park Villas

An impressive building plot approaching ½ an acre with detailed planning permission for a substantial, individually designed home which incorporates the main house, a self-contained apartment and leisure complex with substantial swimming pool.

This stunning home when created will offer in excess of 6000 sqft (including the swimming pool), the plot privately enclosed within a tree lined boundary enjoying south facing gardens and spacious versatile accommodation which will be flooded with natural light. Located within an established suburb on the outskirts of Huddersfield, set within a gated community of only six other individually designed homes. Local services are in abundance and include highly regarded schools and the M62 Motorway is within a short drive ensuring convenient access throughout the region.

The Accommodation is set out over four floors using the topography of the site.

### GROUND FLOOR

Double Garage  
Living Kitchen with Pantry and Utility  
Inner Hallway / Landing  
Cloaks Room and Boot Room

### FIRST FLOOR

Inner Landing  
Principal Bedroom with En-suite and Dressing Room  
Sunroom  
Lounge  
Study  
Landing to the Apartment  
Living Kitchen  
Two Bedrooms  
Bathroom

### LOWER FLOOR

Landing to Principal Bedroom with En-Suite and Dressing Room  
Two further Bedrooms with En-suite facilities  
Storeroom

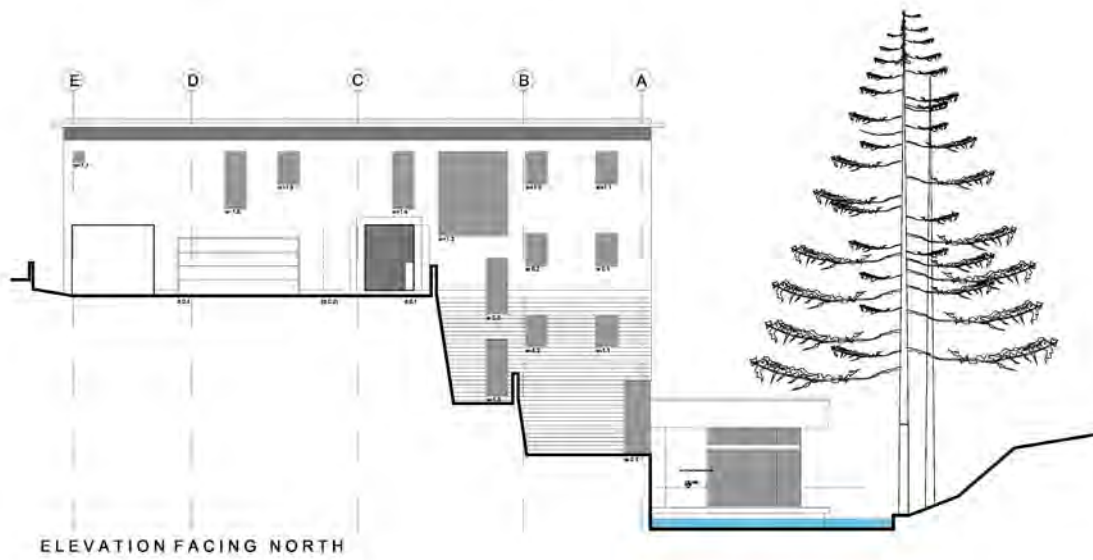
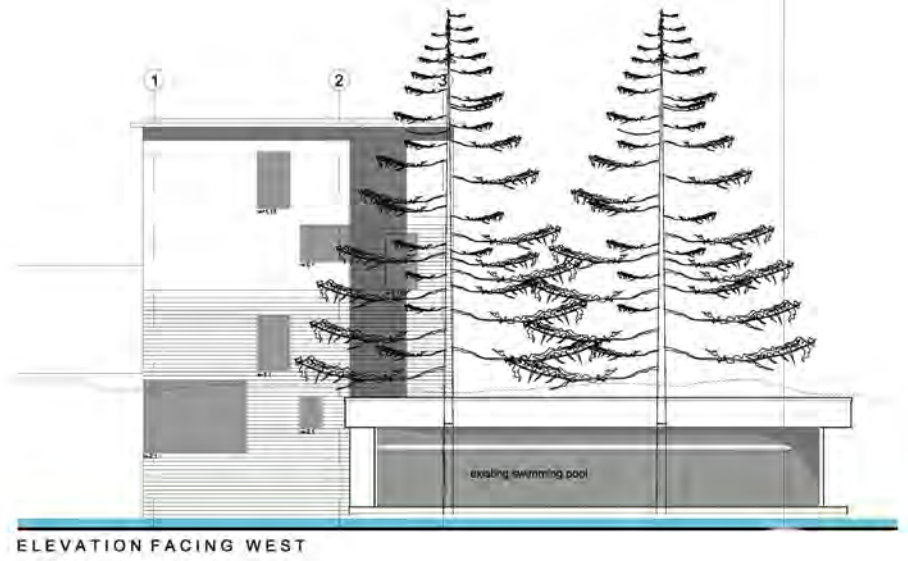
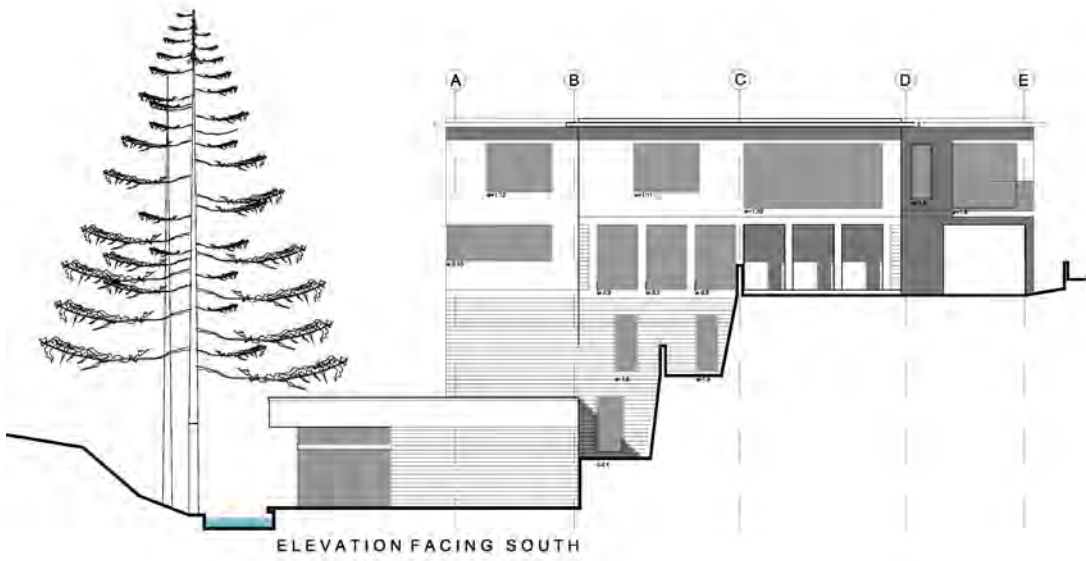
### LOWER GROUND FLOOR

Hallway  
Storeroom  
Garden Room  
Cinema Room  
Cloaks Room / W.C  
Sauna Room  
Plant Room  
Access to Swimming Pool

### Additional information

The planning number is 2020 / 62 / 92670 / W. Mains services connected to site include water, electricity and drainage. A management company for the development caters for communal areas, including the gates, road, street lighting, cleaning and maintenance of drains etc. Management fee of approximately £400.00 PA.











# LOCAL AREA

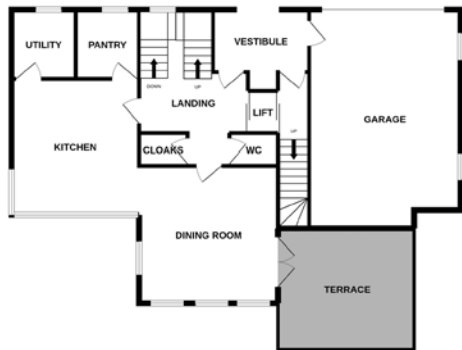
## Gledholdt

The immediate location of the property is charming and highly sought after; an established suburb located close to the town centre yet within close proximity to open countryside bordering Calderdale and well served by local services and facilities. Infrastructure could not be better with the M62 being easily accessible whilst only a short drive from rural surroundings, the centre of Huddersfield, Halifax and Brighouse. Locally there are a vast array of local shops, bars and restaurants. Greenhead Park is close by, Huddersfield Royal Infirmary and highly regarded schools including Huddersfield Grammar school which is within walking distance, as is the town and private tennis court. Access to both Manchester International Airport and Leeds Bradford Airport are within easy reach.

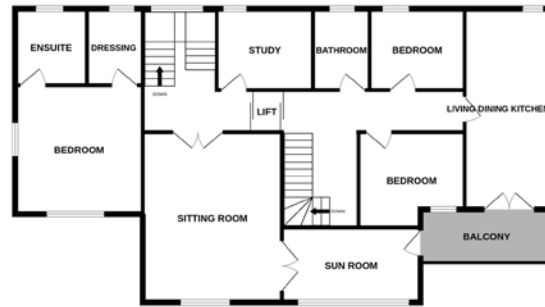
Huddersfield is a large market town located in the borough of Kirklees, well known as the birthplace of both Rugby League and the British Prime Minister Harold Wilson. The town is home to the University of Huddersfield and displays impressive Victorian Architecture and an increasing number of award winning contemporary styled modern homes. The towns railway station runs direct to major commercial centres including Manchester, Leeds, Sheffield and York. Brighouse station has a direct link to the capital. Landmark tourist attractions include Castle Hill and Eureka in Halifax whilst the area offers an abundance of shops, restaurants and bars, a local farm shop and Huddersfield Golf Club.



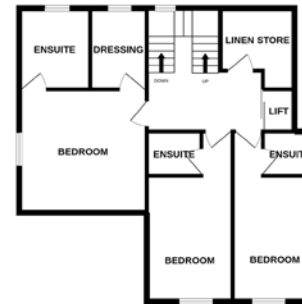
GROUND FLOOR



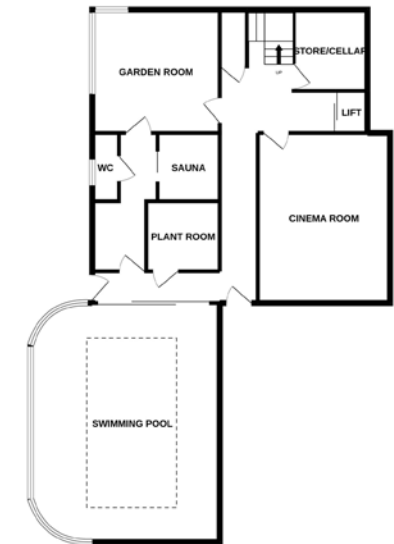
1ST FLOOR



LOWER GROUND FLOOR



LOWEST FLOOR



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