



**Station Road, Denby Dale**  
Huddersfield, HD8 8GE

Offers in Region of **£700,000**





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## 3 Station Road

Denby Dale, Huddersfield, HD8 8GE

SET IN A BEAUTIFUL VILLAGE LOCATION, THIS VERY HIGH-SPECIFICATION, DETACHED FAMILY HOME HAS ACCOMMODATION OVER THREE LEVELS, AN ENCLOSED REAR GARDEN, AND IS JUST A SHORT WALK FROM THE BUSTLING VILLAGE CENTRE OF DENBY DALE. PRESENTED BEAUTIFULLY THROUGHOUT AND WITH A STUNNING KITCHEN, THIS EXCEPTIONAL HOME CAN ONLY BE TRULY APPRECIATED WHEN VIEWED. THE TOP FLOOR LEVEL IS UTILISED AS A PRINCIPAL BEDROOM SUITE WITH THE FIFTH BEDROOM HAVING BEEN CONVERTED INTO AN IMPRESSIVE DRESSING ROOM AND THE SECOND BATHROOM ACTING AS AN EN-SUITE. The accommodation briefly comprises a superb through entrance hall with picture window, a fabulous sitting room with media wall, an impressive kitchen with bi-fold doors out to the rear garden and a fabulous array of units and built-in appliances, and a utility area within the showroom-style integral garage to the ground floor. To the first floor are three bedrooms, all of which are doubles and one of which is en-suited, and a house bathroom. To the second floor is the principal bedroom suite with large double bedroom, second bathroom, and dressing room/bedroom five.

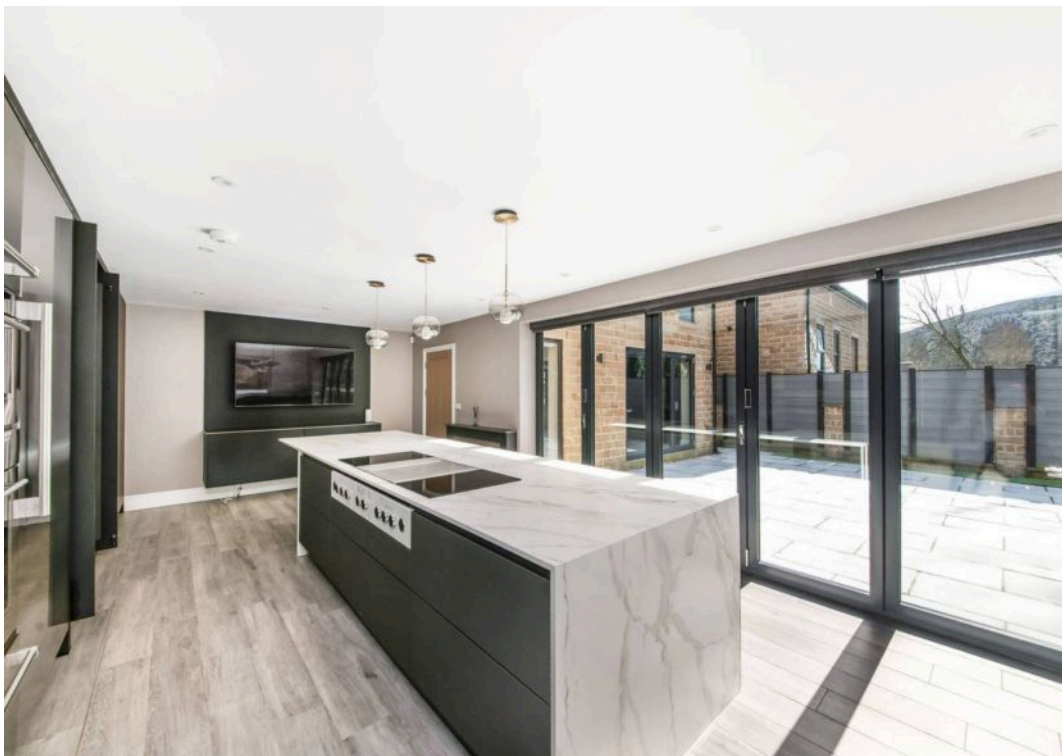
Tenure Freehold.

Council Tax Band F.

EPC Rating B.









## GROUND FLOOR

### ENTRANCE HALLWAY

Enter into the property through a high-specification entrance door with obscure glazed side panel. The impressive entrance hallway features a large picture window overlooking the rear gardens, a high ceiling height with two chandelier points, ceramic wood-effect flooring, and beautiful built-in furniture including storage cupboards with display plinth and concealed central heating radiator. There is underfloor heating which can be found throughout the majority of the home, and doors give access to the downstairs w.c., the lounge, the dining kitchen, and the integral garage.

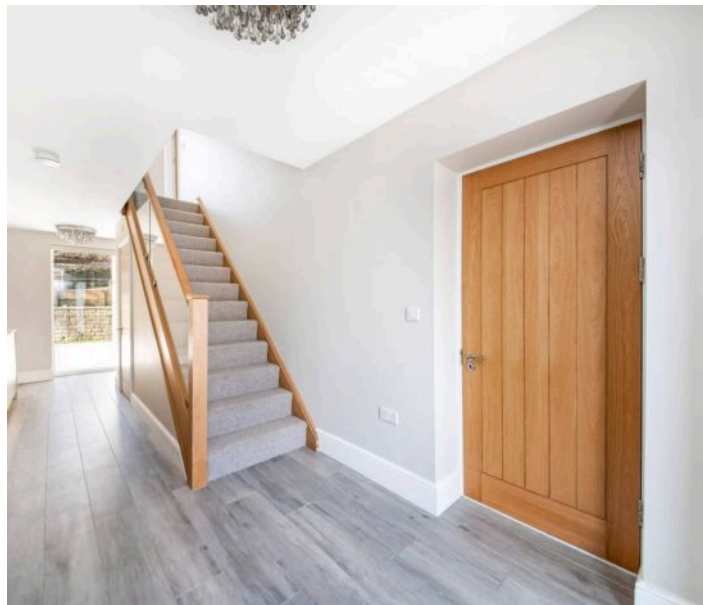
### DOWNSTAIRS W.C.

The downstairs w.c. features a continuation of the flooring from the hallway, a low-level w.c., a stylish wash hand basin with cupboard beneath and mirrored cabinet above, and a combination central heating radiator/heated towel rail in chrome.

### SITTING ROOM

20' 6" x 12' 9" (6.25m x 3.89m)

The sitting room is a fabulous through-room with a very large window to the front giving a lovely view out over the driveway and village scene beyond, as well as bi-fold doors overlooking the rear gardens and providing a huge amount of natural light. There is a continuation of the ceramic wood-effect flooring with underfloor heating, a media wall running the full length of the room with central TV point and fabulous, sophisticated fireplace with multiple settings and living flame log/coal-burning effect. There are concealed radiators to either side, storage cupboards, and deep display plinths, library-style book shelving, and inset spotlighting to the ceiling.





## KITCHEN

24' 6" x 13' 7" (7.47m x 4.14m)

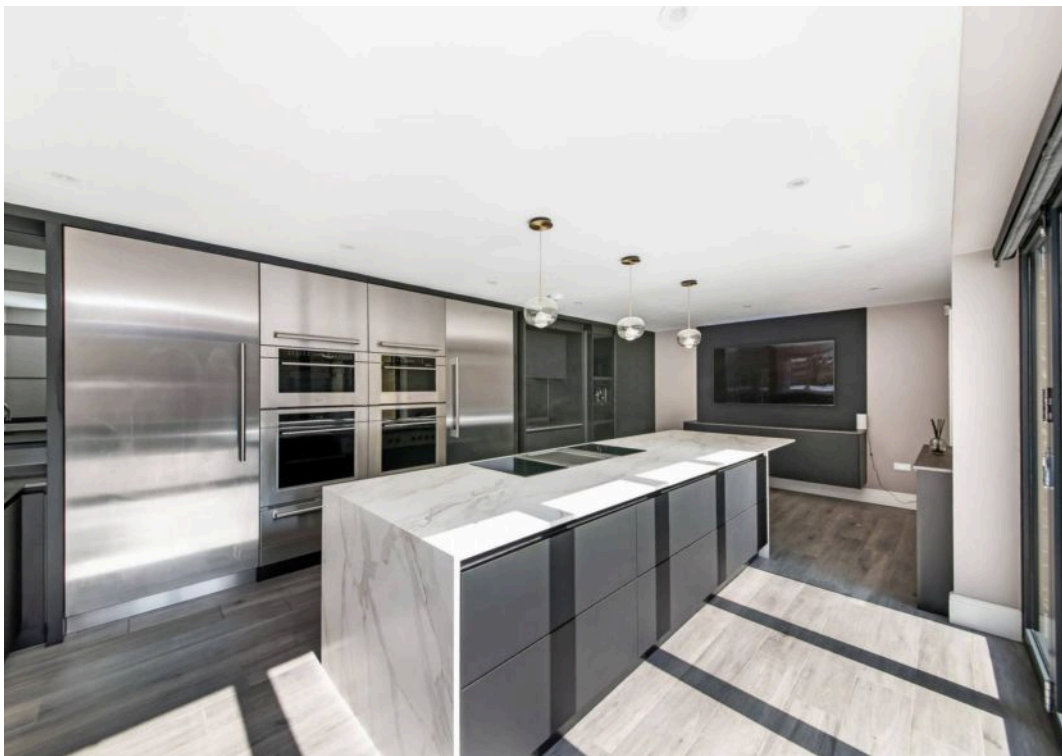
This beautiful room features two chandelier points, spotlighting, a continuation of the flooring, a window overlooking the rear gardens, a bank of five bi-fold doors giving direct access out to the rear gardens and stone flagged patio, and automatically operated blinds. There is a concealed central heating radiator and a media wall with TV point and unit beneath. The kitchen units incorporate fabulous built-in appliances, including a stylish one-and-a-half-bowl sink unit with Quooker tap above, an additional sink within the pantry area, full-height stainless steel Liebherr fridge and freezers to either side of a bank of Wolf ovens, which includes two catering style ovens, warming drawer/ovens beneath, a steam oven, and a microwave. There is an integrated dishwasher, integrated bin, and within the island unit/breakfast bar is a high-specification induction hob with warming plates and extractors. Plentiful, high-quality drawers and other storage fittings can be found throughout.

## GARAGE

18' 5" x 13' 4" (5.61m x 4.06m)

The garage is a superbly finished space with a utility area to one side, which features twin stainless steel sinks with mixer tap above, an integrated Miele washing machine and dryer, pull-out basket plinths and storage cupboards. The remainder of the garage is superbly appointed with a huge amount of cupboards, providing plentiful storage space for family belongings, whilst still operating superbly as a good-sized garage courtesy of a high-specification, automatically operated, roller-style garage door. The garage is also fitted with an electric vehicle charging point.





## FIRST FLOOR

### FIRST FLOOR LANDING

A staircase with glass balustrading and polished timber handrail rises up from the entrance hallway to the fabulous first floor landing, which is in some respect galleried and takes full advantage of very large picture windows to both the front and rear elevations, as well as benefitting from natural light coming through Velux windows to the top floor landing. This landing area is particularly impressive and features a wonderful chandelier point and a concealed central heating radiator.

### BEDROOM TWO

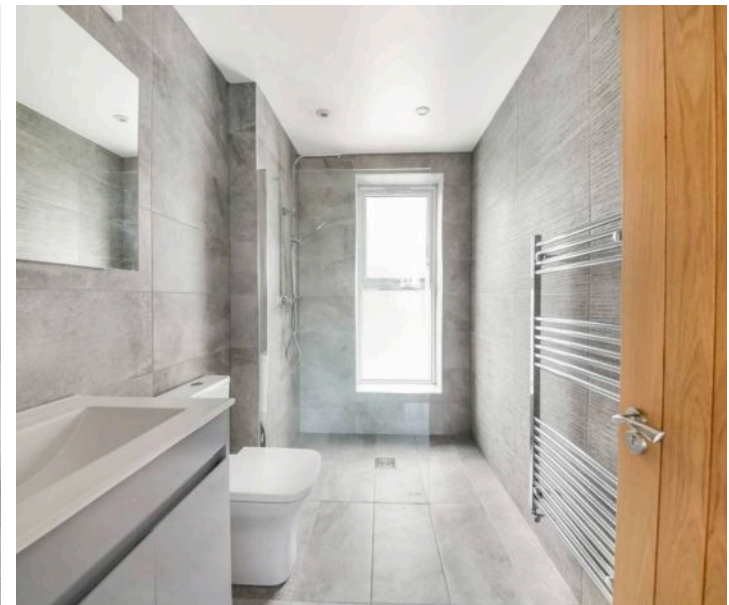
14' 0" x 13' 7" (4.27m x 4.14m)

Positioned to the front, bedroom two is a beautiful double bedroom superbly appointed with bedroom furniture and even has a full fold-away bed. There is a dressing table with provisions for a wall-mounted television, display shelving, a central ceiling light point with remote controlled fan, a lovely view out over the village, and a doorway giving access to the en-suite.

### BEDROOM TWO EN-SUITE

8' 0" x 6' 10" (2.44m x 2.08m)

The en-suite is fitted with a vanity unit with mixer tap above and mirrored cabinet, a low-level w.c., a wet room-style shower with fixed glazed screen and chrome fittings, a combination central heating radiator/heated towel rail, inset spotlighting to the ceiling, an extractor fan, and an obscure glazed window.







### **BEDROOM THREE**

14' 0" x 10' 0" (4.27m x 3.05m)

Bedroom three is another double bedroom positioned to the front of the home with a lovely view. There is an air conditioning unit, provisions for a wall-mounted television, a concealed central heating radiator, and a central ceiling light point with remote controlled fan.

### **BEDROOM FOUR**

14' 0" x 10' 0" (4.27m x 3.05m)

Bedroom four is another delightful double bedroom with a lovely view out over the rear garden. There is an air conditioning unit, a central ceiling light point with remote controlled fan, provisions for a wall-mounted television, a concealed central heating radiator, and a large window.

### **HOUSE BATHROOM**

8' 5" x 6' 4" (2.57m x 1.93m)

This beautifully appointed bathroom with ceramic tiled flooring and ceramic tiling to the full ceiling height on the walls. There is a low-level w.c., a vanity unit with storage cupboards, mixer tap and mirrored cabinet, a bath with glazed screen and chrome fittings above including an American-style shower with additional handheld attachment. There is also a combination central heating radiator/heated towel rail and an extractor fan.





## SECOND FLOOR

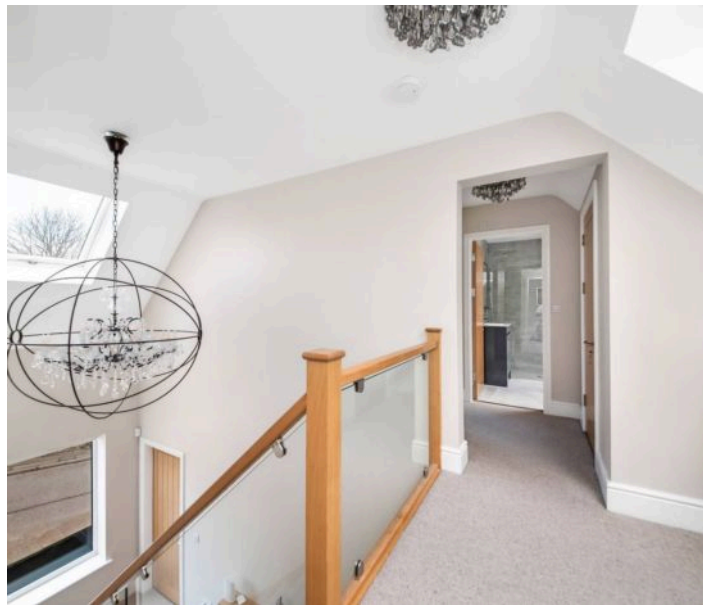
### SECOND FLOOR LANDING

Taking the staircase from the first floor, you reach the second floor landing which is particularly impressive and enjoys plenty of natural light. The landing is well-appointed with a fridge, storage cupboards and work surface, and the second floor is currently utilised as a principal bedroom suite, with doors providing access to bedroom one, a bathroom and a dressing room/bedroom five.

### BEDROOM ONE

20' 6" x 14' 0" (6.25m x 4.27m)

Bedroom one is a large double bedroom with Velux windows to the front and rear, stylish vertical central heating radiators, beautiful built-in bedroom furniture including drawers to either side of the room, provisions for a wall-mounted television, an air conditioning unit, and a central chandelier point.







### **BEDROOM FIVE / DRESSING ROOM**

14' 0" x 12' 0" (4.27m x 3.66m)

This room has been superbly converted to a high-specification dressing room featuring a central unit with drawers, hanging rails and display shelving. There is also a chandelier point and twin Velux windows.

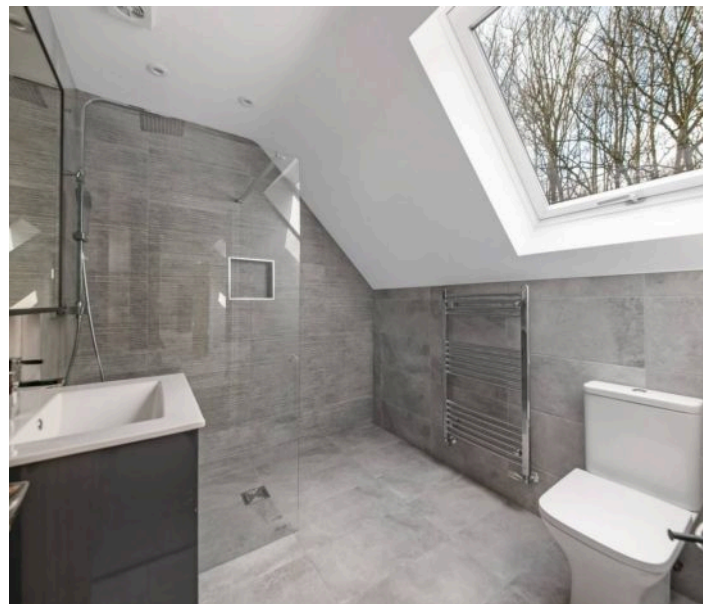
### **BATHROOM / BEDROOM ONE EN-SUITE**

8' 0" x 6' 10" (2.44m x 2.08m)

The second bathroom / en-suite is fitted with a wet room-style shower with fixed glazed screen and chrome fittings, a low-level w.c., a vanity unit with storage cupboard beneath and illuminated mirror above, an extractor fan, inset spotlighting, a Velux window, and a chrome central heating radiator/heated towel rail.

### **STORAGE CUPBOARD**

Also on this level is a good-sized storage cupboard which is currently acting as a combination of comms cupboards and storage with hanging rails in situ.





## EXTERNAL

### FRONT GARDEN

Externally to the front, the property a large, block paved driveway providing off-street parking for 3/4 vehicles and giving access to the integral garage. There are also a pleasant planted areas.

### REAR GARDEN

Externally to the rear are four predominant areas. Firstly, a beautiful stone flagged entertaining space which can be accessed via the kitchen and the sitting room. Steps then lead up to a further stone flagged area with delightful sitting out space and attractive balustrading. Timber steps then lead up to the play area, which features artificial grass, a fabulous swing, and a stone wall to the rear. The garden then extends further up the banking to the fencing along the top. This banking is planted with daffodils and the like and is home for mature trees.

### GARAGE

Single Garage

### DRIVEWAY

4 Parking Spaces













**Additional Information**

The property is finished to a very high specification, having been upgraded from its original build spec, particularly in terms of bathroom fittings, technologies throughout the house, and without doubt the magnificent kitchen. There are automatic blinds throughout, air conditioning in part, gas fired central heating, double glazing, an alarm system, external lighting. Carpets curtains and certain other extras may be available via separate negotiation.

**VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

**BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main 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 in situ by the vendors.

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

[kirkburton@simonblyth.co.uk](mailto:kirkburton@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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