



The Grange, Huddersfield Road, Shelley
Huddersfield, HD8 8NE

Offers in Region of **£830,000**



HUDDERSFIELD ROAD

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**The Grange,
419 Huddersfield Road,
Shelley, Huddersfield,
HD8 8NE**

The Grange is a particularly impressive, detached family home, occupying an enviable position with well manicured gardens and grounds and taking advantage of panoramic views to both the front and rear, over open fields and countryside.

Offering spacious and versatile accommodation over three floors and complemented by beautiful gardens and grounds, The Grange is situated in the sought-after village of Shelley, in catchment for well-regarded schooling, conveniently positioned for access to commuter links, and with pleasant walks on the doorstep.



The property accommodation briefly comprises of entrance portico, porch, entrance hall, lounge, formal dining room/second reception room, open-plan dining-kitchen and family room, garden room with French doors leading to a roof terrace. To the lower ground floor are two beautiful vaulted ceiling rooms which are utilised as a utility room/plant room and a gym. To the first floor there are four double bedrooms and the house bathroom, the principal suite having en-suite shower room and walk-in wardrobe/dressing room. Externally there is a pillared, gated driveway with ample parking leading to a detached double garage, continuing down the side of and across the rear to an undercroft garage with workshop and potting shed. The front garden is low maintenance with well stocked flower and shrub beds and with pathway leading to the main portion of the garden to the side. Here are fabulous lawn areas with mature flower tree and shrub beds, seating areas, panoramic views towards Emley Moor and a versatile and useful garden office/studio.

Tenure Freehold.
Council Tax Band F.
EPC Rating D.





GROUND FLOOR

ENTRANCE PORCH

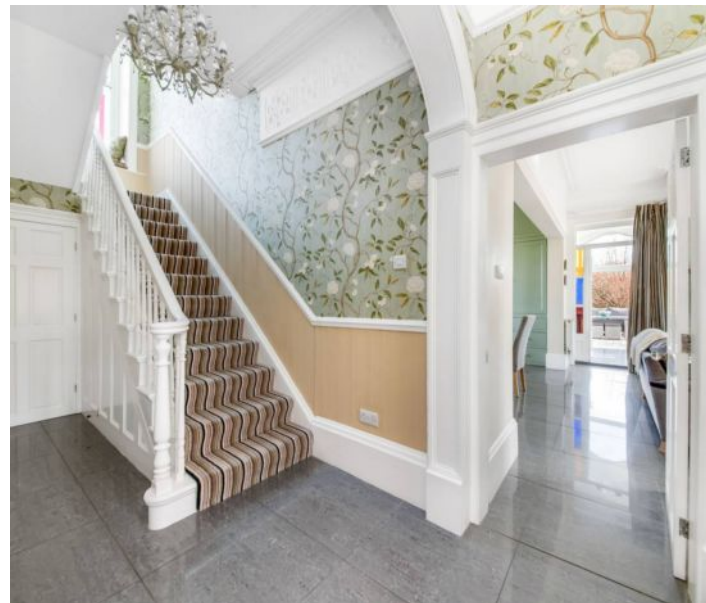
Enter into the property through a beautiful, solid timber, multi-panel front door. The entrance porch features decorative cornicing to the ceiling, a decorative plate rail, deep skirting boards, attractive tiled flooring, a central ceiling light point, and a multi-panel timber and glazed door with obscure glazed inserts leading into the main entrance hall.

ENTRANCE HALL

The attractive tiled flooring continues through from the entrance porch into the hallway, which features fabulous deep skirting boards, ornate cornicing to the ceiling, a decorative picture rail, a dado rail with dado panelling beneath, two ceiling light points, a radiator, and multi-panel doors providing access to the open-plan dining kitchen and living room, lounge, cloaks cupboard, formal dining room, and rear entrance. A carpeted stone staircase with beautiful handrail and original spindle balustrade proceeds to the first floor.

LOUNGE

The lounge is a generously proportioned, light and airy reception room which features dual-aspect windows including a double-glazed window to the side elevation and a three-quarter depth, double-glazed bank of windows to the front, which provide fantastic views across the front gardens and of fields beyond. There is attractive oak flooring, deep skirting boards, fabulous cornicing to the ceiling, a picture rail, a central ceiling light point, a radiator, and the focal point of the room is the inglenook stone fireplace with cast-iron log burning stove set upon a raised stone hearth.





OPEN-PLAN DINING KITCHEN AND FAMILY ROOM

The dining kitchen and family room enjoys a great deal of natural light cascading through dual-aspect, double-glazed banks of windows to the front and rear elevations, both of which offer fantastic views of fabulous, open-aspect scenery and towards Emley Moor Mast. There is a continuation of the attractive tiled flooring, and there is decorative corning to the ceiling, a decorative picture rail, and two radiators. The family room has a central ceiling light point and the focal point of the room is the art deco, tiled inset fireplace with cast-iron, multi-fuel-burning stove set upon a raised stone hearth with ornate timber mantel surround. The family room then seamlessly leads into the dining kitchen area which features a wide range of high-quality, fixed frame, fitted wall and base units with shaker-style cupboard fronts and complementary granite work surfaces over, which incorporate a one-and-a-half-bowl, composite, Lamona sink and drainer unit with chrome mixer tap. The kitchen is well-equipped with high-quality, integrated appliances, including a fridge freezer unit, a dishwasher, space and provisions for a seven-ring range cooker which is inset into the chimney breast with integrated cooker hood over and beautiful stone lintel above. There are soft-closing doors and drawers, glazed display cabinets, under-unit LED lighting, and attractive high-gloss, brick-effect tiling to splash areas. There are five ceiling pendant light points, original fixed-frame pantry cupboards, a multi-panel timber and glazed door with adjoining stained glass windows which proceed into the garden room.



GARDEN ROOM

The garden room enjoys a great deal of natural light which cascades through triple-aspect banks of windows to the front, rear and side elevations and superb glazed ceiling roof light points. The windows to the rear provide fantastic views across open fields and countryside towards Emley Moor Mast. There is attractive tiled flooring, two wall light points, various plug points, and double-glazed French doors leading out onto the roof terrace, which enjoys the sun throughout the day and features composite decked flooring and part-rendered walling with stone toppers. This area is fantastic for enjoying the afternoon and evening sun and al fresco dining, and offers lovely views across the well-stocked and mature gardens.

FORMAL DINING ROOM

The formal dining room is currently utilised as second reception room / home office, and provides additional versatility for the growing family. There is oak flooring, deep skirting boards, decorative coving to the ceiling, a decorative picture rail, a bank of double-glazed mullioned windows to the rear elevation which take full advantage of panoramic views towards Emley Moor Mast and beyond. There is also a decorative fireplace with ornate timber mantel surround and raised stone hearth.





CLOAKROOM

The cloakroom features a continuation of the tiled flooring from the entrance hall, a central ceiling light point, a radiator, and a multi-panel timber door leading into the downstairs w.c.

DOWNSTAIRS W.C.

The downstairs w.c. features a two-piece suite comprising a low-level w.c. and a wall-hung wash hand basin with high-gloss, brick-effect tile splashback. There is a radiator, a ceiling light point, and a double-glazed window with obscure glass to the rear elevation.

REAR ENTRANCE

The rear entrance features a composite door providing access to stone steps which lead to the rear driveway. There is tiled flooring, a light point, and a multi-panel door which encloses the stone steps leading to the lower ground floor utility and gym.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the stone carpeted staircase from the entrance hall, you reach a mid-level landing which features an impressive, double-glazed, arched window with stained glass inserts, leaded detailing and window seats beneath, providing fabulous panoramic views across the valley. The landing area features tall ceilings, a decorative dado rail with panelling beneath, a decorative picture rail, two ceiling light points, a radiator, and multi-panel doors providing access to the bedroom and bathroom accommodation.

BEDROOM ONE

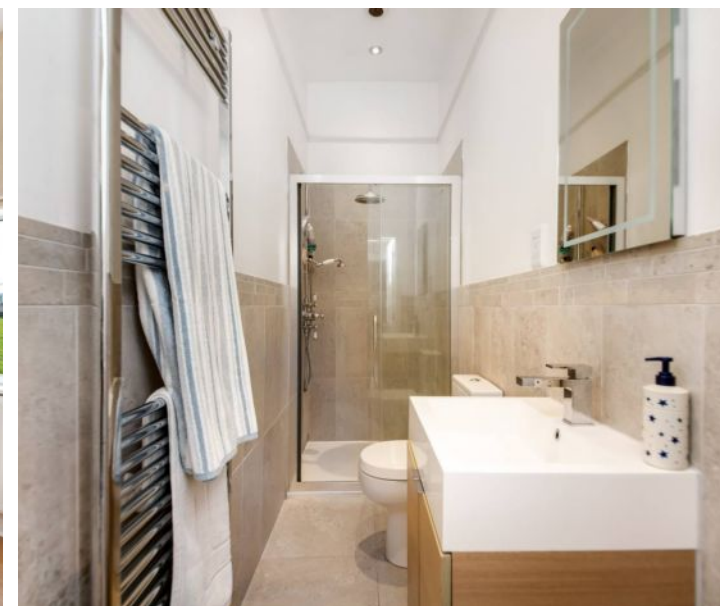
Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a double-glazed bank of windows to the front elevation which offer fantastic views across neighbouring fields and beyond, a ceiling light point, a decorative picture rail, a radiator, and the focal point of the room is the decorative cast-iron fireplace. Multi-panel doors provide access to the walk-in wardrobe and en-suite shower room.

BEDROOM ONE WALK-IN WARDROBE

The walk-in wardrobe features high-quality flooring, a ceiling light point, a radiator, and a bank of double-glazed windows to the front elevation which take advantage of pleasant views. There is currently freestanding shelving and hanging rails, and ample space for fitted furniture as well as a dressing table.

BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite shower room features a contemporary, three-piece suite comprising a fixed-frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, a low-level w.c. with push-button flush, and a broad wash hand basin with chrome monobloc mixer tap and vanity cupboard beneath. There is tiled flooring, attractive tiling to dado height and splash areas, inset spotlighting to the ceiling, an extractor vent, a picture rail, and a chrome ladder-style radiator.





BEDROOM TWO

Bedroom two is a double bedroom with ample space for freestanding furniture. There is laminate flooring, a ceiling light point, a decorative picture rail, a radiator, a loft hatch providing access to a useful attic space, and a bank of double-glazed windows to the rear elevation offering fantastic views towards Emley Moor Mast. There is an array of fitted storage, including floor-to-ceiling, built-in wardrobes and overhead storage above the en-suite shower room.

BEDROOM TWO EN-SUITE SHOWER ROOM

The en-suite shower room features a modern, three-piece suite comprising a fixed-frame shower cubicle with thermostatic shower, a broad wash hand basin with chrome monobloc mixer tap and vanity cupboards beneath, and a low-level w.c. with push-button flush. There is attractive travertine tiling to the floors and walls, inset spotlighting to the ceiling, a shaver point, a chrome ladder-style radiator, and an extractor fan.

BEDROOM THREE

Bedroom three is a light and airy, dual-aspect double bedroom with ample space for freestanding furniture. There is high-quality flooring, a decorative picture rail, a central ceiling light point, and two radiators. The windows provide delightful views with the window to the front elevation benefitting from a window seat with storage beneath. The focal point of the room is the decorative fireplace with ornate surround.



BEDROOM FOUR

Bedroom four can accommodate a double bed with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with views towards Emley Moor Mast and beyond, decorative coving to the ceiling, a picture rail, high-quality flooring, a ceiling light point, and a radiator.

HOUSE BATHROOM

The house bathroom features a modern, white, four-piece suite comprising a freestanding clawfoot rolltop bath with showerhead mixer tap, a low-level w.c., a pedestal wash hand basin, and a fixed-frame, quadrant-style shower cubicle with thermostatic rainfall shower and separate handheld attachment. There is tiled flooring and tiling to dado height and splash areas, a decorative picture rail, inset spotlighting to the ceiling, an extractor fan, a cast-iron column radiator with chrome towel rail, and a double-glazed bank of windows with obscure glass to the side elevation.





LOWER GROUND FLOOR

UTILITY ROOM

The utility room features a beautiful vaulted ceiling, an original stone slab table, lighting and power in situ, a radiator, original stone shelving, and a doorway proceeding to the gym. There is a fitted base unit with work surface over, which incorporates a single bowl, stainless steel sink and drainer unit. There is plumbing and provisions for an automatic washing machine, a tumble dryer, and various other appliances. The utility room also houses the wall-mounted combination Viessmann boiler.

INNER VESTIBULE

The inner vestibule connects the utility room and the gym, and also features a stone staircase with wooden handrail which proceeds to the ground floor accommodation. There is a useful store room to the side of the staircase with lighting and power in situ and offering further storage.

GYM

The gym is another versatile and multi-purpose space which features a fabulous vaulted ceiling. There is lighting and power in situ, a double-glazed window with obscure glazed inserts to the rear elevation, the original stone slab table and stone shelving, and a radiator. The room could be utilised as a playroom, studio or an entertainment room.

SUMMERHOUSE / STUDIO

This is a versatile and useful space accessed via twin timber and glazed doors. There is lighting and power in situ, two double-glazed windows to the front elevation, and a double-glazed skylight window to the rear, attractive high-quality laminate flooring, two wall light points, and a wall-mounted electric heater.





EXTERNAL

FRONT GARDEN

Externally to the front, the property features a pillared, electric, remote controlled, gated driveway which provides off-street parking for multiple vehicles and sweeps down the side of the property and across the rear, where there is further off-street parking. There is ample turning space and to the left hand side of the drive is a detached double garage. The front garden is relatively low maintenance with well-stocked flower and shrub beds, and features a gravel hardstanding with Yorkshire stone flagged pathway leading to the front door, where there are two external lights and a door canopy with pillared entrance leading into the entrance vestibule. The front garden takes full advantage of the property's position, offering open-aspect views across Huddersfield Road and of neighbouring fields. To the side of the property are beautifully manicured, well-stocked and mature gardens which are laid predominantly to lawn with fabulous flower, tree and shrub beds, and various seating areas which enjoy the afternoon and evening sun. There are stone wall boundaries and fantastic views over fields and towards Emley Moor Mast to the rear. At the bottom of the garden is a private, tucked-away, block paved hardstanding with summerhouse/studio.

REAR GARDEN

Following the driveway down the side of the property, you reach twin five bar gates which enclose a tarmacadam hardstanding, ideal for further off-street parking. There are steps leading to the rear entrance of the property and beneath that is a useful, externally accessed, understairs log store. The driveway continues to an additional single garage with attached workshop and a pedestrian access door leading to the lower ground floor utility and gymnasium. There are various external lights, external security lights, an external plug point, and an external tap.

GARAGE

Single Garage

The single undercroft garage features an electric, remote controlled, roller shutter door, lighting and power in situ, and a doorway leading to the workshop, which is currently utilised as a garden store and potting shed. There is a double-glazed window to the front elevation and a double-glazed pedestrian access door proceeding to the side gardens.

DOUBLE GARAGE

2 Parking Spaces

The detached double garage features lighting and power in situ, and an up-and-over sectional door.





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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