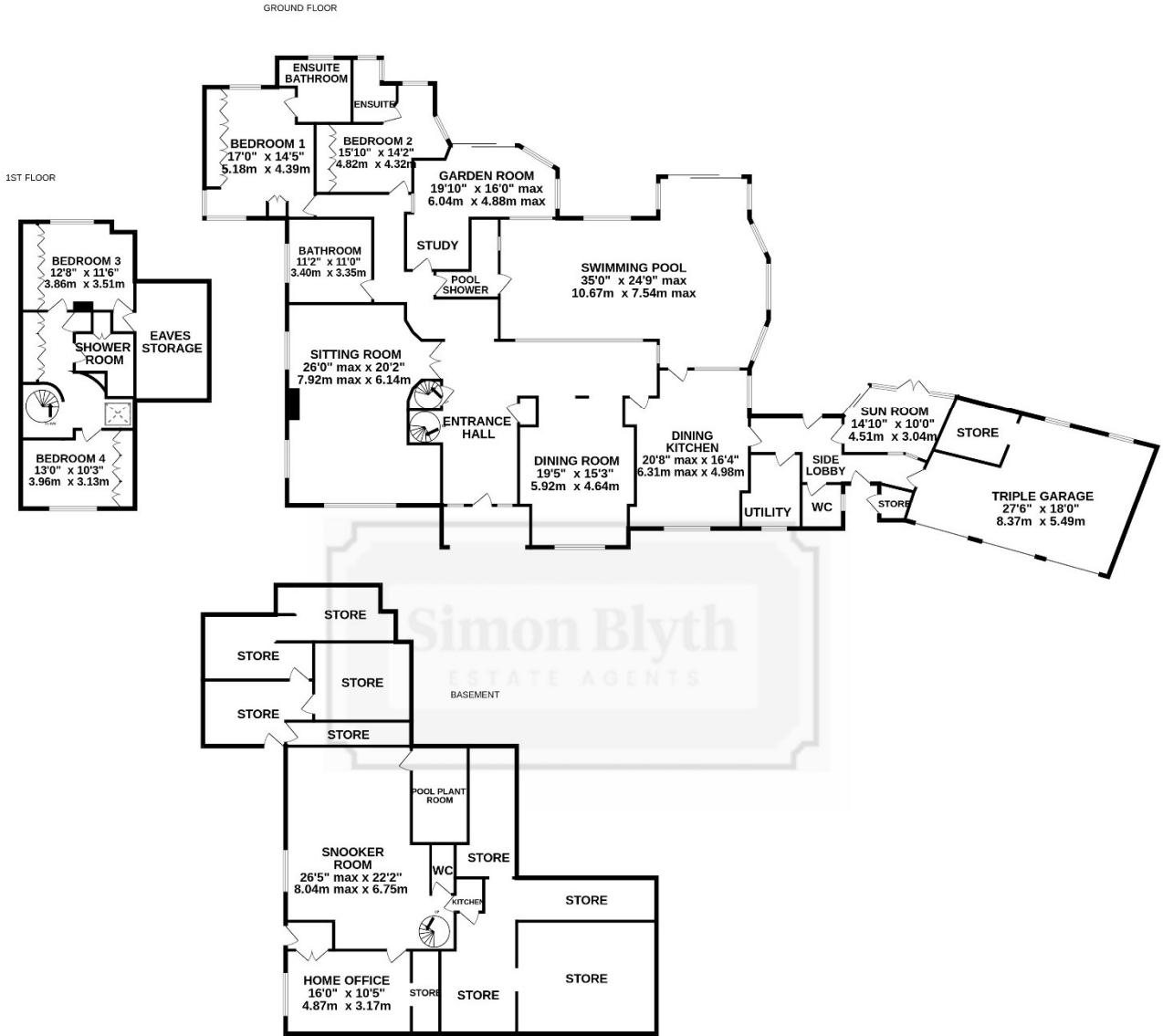




2 Ashleigh Dale, Birkby, Huddersfield, HD2 2DL



ASHLEIGH DALE

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PROPERTY DESCRIPTION

Standing in grounds of approximately 3/4 of an acre (south facing to the rear), a stone built split level detached bungalow constructed by local builder Roy Brook for his own occupation circa 1980 and occupied by the current owners for the last 26 years.

This stunning individual home provides extensive and versatile living space including a 28ft heated indoor swimming pool and complemented by lovely landscaped gardens to 4 sides with a high degree of privacy at the rear along with parking for several vehicles triple garage and EV charging point.

There are PV and solar panels, gas central heating system, air source heat pump for the pool, sealed unit d/g, security alarm and CCTV.

Briefly comprising to the ground floor entrance hall, sitting room, dining room, breakfast kitchen, utility room, downstairs w/c, sunroom, study, garden room, pool room with changing/shower room, 2 fitted double bedrooms (master en-suite) and family bathroom. Lower ground floor, snooker room with full size snooker table, kitchenette, w/c, office and storerooms with sub floor access. First floor 2 air-conditioned double bedrooms and shower room.

Offers Around £1.35m

GROUND FLOOR

OPEN ENTRANCE PORCH

This has feature stone arch, block paved floor and ceiling light point. From here a uPVC double glazed door opens into the entrance hall.

ENTRANCE HALL

With frosted uPVC double glazed windows to either side of the door, five wall light points, central heating radiator, cloaks cupboard and to one side a part spindled circular staircase rises to the first floor. From the hallway access can be gained to the following rooms: -



SITTING ROOM

Measurements – 26'0" maximum x 20'2"

As the dimensions indicate this is a large principal reception room flooded with natural light from uPVC double glazed windows to the front and side elevations with a pleasant aspect over woodland. There are two decorative ceiling roses, ceiling light point, ceiling coving, two central heating radiators and as the main focal point of the room there is a feature marble fireplace which is home to a coal effect gas fire resting on a marble hearth.



DINING ROOM

Measurements – 19'5" x 15'3"

This is approached from the main hallway through two arches, there is uPVC double glazed window looking out over the front garden and from the two arches on the other side of the hallway there is a large semi-circular window which looks into the swimming pool. There is a decorative ceiling rose with ceiling light point, ceiling coving, two wall light points, two central heating radiators and as the main focal point of the room there is a fireplace with timber surround, marble inset and home to a flame effect electric fire which rests on a marble hearth.



KITCHEN

Measurements – 20'8" maximum x 16'4"

With uPVC double glazed windows looking out to the front garden, uPVC double glazed window looking out over the rear garden with timber and glazed window looking into the swimming pool with adjacent timber and glazed stable door. There is Amtico style flooring, inset ceiling downlighters, two ceiling light points, two central heating radiators and fitted with a range of base and wall cupboards, drawers, contrasting overlying granite worktops with tiled splashbacks, glazed display cupboards with glass shelving and downlighters, Pelmet downlighters, inset double bowl sink with chrome mixer tap, integrated AEG combination oven, integrated Fagor electric fan assisted oven, integrated Fagor microwave, housing for an American style fridge freezer, integrated Neff dishwasher, electric larder units which can be opened with a foot lever, to either side of the housing for the fridge freezer and island unit with base cupboards and drawers, overlying granite worktops with an inset Neff five ring gas hob and stainless steel extractor hood over.





SIDE ENTRANCE HALL

With uPVC double glazed window and adjacent uPVC and sealed unit double glazed door giving access to the rear garden, there is also uPVC and frosted double glazed door leading to the front of the property. There is Amtico flooring, central heating radiator, courtesy door to the triple garage and from the side hallway access can be gained to the following: -

UTILITY ROOM

With uPVC double glazed window looking out over the front garden, there is a ceiling light point, Amtico flooring, fitted floor to ceiling cupboards, base cupboards and drawers overlying worktops and tiled splashbacks, inset single drainer stainless steel sink with chrome mixer tap, under counter space for washing machine, wall mounted Baxi gas fired central heating boiler and central heating radiator.

DOWNSTAIRS WC

With uPVC frosted double glazed window, inset ceiling downlighters, floor to ceiling tiled walls, Amtico flooring, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin, low flush w.c and urinal all of which are made by Laufen.

SUNROOM

Measurements- 14'10" x 10'0"

With floor to ceiling uPVC double glazed windows together with French doors with fitted blinds and looking out over the rear garden. There are inset ceiling downlighters, central heating radiator and quarry tiled floor.

From the main hallway there is an archway giving access to an inner hall which has two ceiling light points, two central heating radiators, uPVC double glazed window looking into the snug and from the inner hallway access can be gained to the following rooms: -



STUDY

With ceiling light point, ceiling coving, central heating radiator and having fitted furniture including desk with storage and drawers beneath together with fitted cupboards, display and book shelving. From here there is access to the snug.

GARDEN ROOM

Measurements- 19'0" x 16'0"

With timber and sealed unit double glazed window looking into the swimming pool and with uPVC double glazed windows and sliding patio doors looking out across the rear garden. There are inset ceiling downlighters, central heating radiator and electric flame effect fire.



SHOWER/CHANGING ROOM

With a ceiling light point, floor to ceiling tiled walls, fitted cloaks rail, a frosted glazed door gives access to a tiled shower area with chrome shower fitting, there is a wall mounted glass handwash basin with chrome monobloc tap and a frosted glazed door gives access to a w.c which once again has floor to ceiling tiled walls and fitted with a low flush w.c. From the changing area frosted glazed door opens into the swimming pool.

POOL ROOM

Measurements- 35'0" x 24'9" maximum

With a bank of uPVC double glazed windows across the rear and side elevation with further windows looking into the property together with sliding patio doors giving access to the garden. There are various wall mounted spotlights and the swimming pool measures 28'0" x 12'5" and comes complete with a retractable cover.



BEDROOM ONE

Measurements – 17'0" x 14'5"

A double room which has uPVC double glazed windows to front side and rear elevations all of which provide plenty of natural light, there is a ceiling light point, ceiling coving, two vertically hung radiators and having an extensive range of fitted furniture including fitted bedhead with canopy over and two wall light points, bedside tables, dressing table with cupboard and drawers beneath, fitted floor to ceiling wardrobes with cupboards and drawers, window seat with drawers beneath and glazed display cupboard with glass shelving. To one side a door gives access to an en-suite bathroom.



EN-SUITE BATHROOM

With frosted uPVC double glazed window, pine clad ceiling with inset downlighters, floor to ceiling tiled walls, Amtico flooring, mirror fronted storage cupboard, chrome ladder style heated rail and fitted with a suite comprising double ended bath with tiled side panel, vanity unit incorporating wash basin and low flush w.c.



BEDROOM TWO

Measurements- 15'10" x 14'2"

A double room which has windows looking out over the rear garden, inset ceiling downlighters, ceiling coving, fitted desk with cupboard beneath and fitted floor to ceiling wardrobes with a dressing table with drawers beneath and to one side display shelving with glass shelves and further cupboard below.



EN-SUITE SHOWER ROOM

With inset ceiling downlighters, ceiling coving, floor to ceiling tiled walls, laminate flooring, central heating radiator and fitted with a suite comprising vanity unit incorporating storage cupboards and drawers, display shelving, low flush w.c and shower cubicle with chrome shower fitting.



BATHROOM

Measurements- 11'2" x 11'0"

With frosted uPVC double glazed window, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, wall mounted Dimplex fan heater, corkscrew heated towel rail, Amtico flooring and fitted with a suite comprising double ended bath with tiled side panel, vanity unit incorporating wash basin with fitted mirror, display shelving and pelmet downlighters above, shower cubicle with shower fitting, low flush w.c and sauna and steam room.



LOWER GROUND FLOOR

SNOOKER ROOM

Measurements- 26'5" maximum x 22'2"

This is accessed from the main hallway with spiral staircase leading into the snooker room. This has floor to ceiling panelled walls together with inset ceiling downlighters, uPVC double glazed window and three timber and glazed display cupboards with glass shelving, there is a full-size snooker table with canopy and lighting over. To one side there is a w.c.



WC

With ceiling light point, floor to ceiling tiled walls and fitted with a suite comprising wall mounted circular glass handwash basin on a chrome plinth with chrome monobloc tap and low flush w.c.

KITCHENETTE

With ceiling light point, inset single drainer stainless steel sink with base cupboards together with wall cupboards over and to one side a door gives access to sub floor and provides an area for wine storage and additional storage.

HOME OFFICE

Measurements- 16'0" x 15'5"

With uPVC double glazed window, inset ceiling downlighters, floor to ceiling panelled walls, ceiling mounted electric fan heater, fitted floor to ceiling cupboards, L-shaped desk with drawers beneath. At one end there is a door giving access to a storeroom with ceiling light point and fitted shelving and with twin timber panelled doors to one side leading to a lobby which has central heating radiator and a uPVC door giving access to the side garden.



FIRST FLOOR

LANDING

With Velux double glazed window, ceiling light point, linen cupboard with fitted shelving and to one side there are a bank of fitted part mirror fronted wardrobes with cupboards over. From the landing access can be gained to the following rooms: -

BEDROOM THREE

Measurements- 12'8" x 11'6"

With uPVC double glazed window looking out to the front, there is a ceiling light point, Toshiba wall mounted air conditioning unit, central heating radiator and fitted furniture including bank of floor to ceiling wardrobes and fitted drawers and cupboard.



BEDROOM FOUR

Measurements- 13'0" x 10'3"

With uPVC double glazed window looking out over the rear garden, there is a ceiling light point, wall light point, central heating radiator, wall mounted Toshiba air conditioning unit, recessed wardrobe with hanging rail with access to the Eaves and with a bank of fitted floor to ceiling wardrobes with access to the Eaves and fitted drawers.



SHOWER ROOM

With ceiling light point, floor to ceiling tiled walls, Amtico flooring, recessed linen cupboard, chrome ladder style heated towel rail, floor to ceiling tiled walls and fitted with a suite comprising wall mounted glass handwash basin with towel rail and monobloc tap, shower cubicle with chrome fitting and bi-fold door together with a low flush w.c.



OUTSIDE

PARKING

To the front of the property there is an extensive block paved parking area which provides off-road parking for several vehicles. There is an EV charging point and triple garage.

TRIPLE GARAGE

Measurements- 27'6" x 18'0"

With three electric roller doors, power, light, frosted uPVC double glazed windows and courtesy door to the rear garden, stainless steel sink with mixer tap and drawers beneath and adjacent to this there is a dog bath.

GARDENS

The property has a Curtilage of three quarters of an acre. To the front there are two lawned gardens divided by the block paved driveway. Immediately in front of the property there are planted trees and shrubs with gravelled areas together with a rockery with planted trees, flowers and shrubs. To the left-hand side of the property there is a continuation of the lawn with a door giving access to the lower ground floor accommodation and a door giving access to some storage directly beneath the master bedroom which leads to the sub floor. There are planted trees and shrubs from the side garden access can be gained to the rear. There is a lawn, planted trees and shrubs and flagged pathway leading to a timber hand gate which leads across the rear where there is a greenhouse, shaped lawn with daffodils planted to the borders, flagged patio, outside power points, timber and gravelled pathway at the foot of the lawn leads around the edge of the garden which is beautifully screened by an impressive dry stone wall with planted trees, flowers and shrubs to the borders, there is an extensive area of timber decking there is a large tiered ornamental pond with bridge, crazy paved patio area looking directly over the pond and once again around the border there is lovely dry stone wall providing privacy from Birkby Hall Road and planted with trees and shrubs. There is a further patio area which is flagged together with block paved sections running across the far side and directly behind the triple garage where there is an outside cold water tap, timber pergola and to the far side of the property there is a metal garden shed which is ideal for storing garden equipment such as ride on mower etc and below the shed there are twin wrought iron gates which provide access to the main driveway. The garden also has a small waterfall that runs into the pond which is operated from the swimming pool area, and a fountain in the patio which can be filled with water and switched on in the sunroom.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has sealed unit double glazing

PVP- There are photovoltaic panels. These have the highest tariff and are approximately returning £2000 per annum. In addition there are thermal tubular solar panels which heat the swimming pool along with an air source heat pump.

Property tenure – Freehold

Council tax band – G

Directions- Using satellite navigation enter the postcode HD2 2DL

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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