



YORKSHIRE'S
FINEST
HOMES COLLECTION



St. Helens Gate, Huddersfield

Offers Over
£800,000

- Four-bedroom detached Georgian-style family home
- Highly sought-after location
- Beautifully presented interiors with elegant décor
- Patio doors from multiple rooms connecting indoor and outdoor spaces
- Wraparound lawned gardens with mature landscaping
- Peaceful, private setting surrounded by woodland and a gently flowing stream

Nestled in a prime spot on St. Helens Gate, this elegant four-bedroom Georgian-style home offers peace and privacy beside a gently flowing stream. Stylishly presented, it features a high-spec kitchen, two reception rooms, a cloakroom, and utility. The principal suite boasts a dressing area and en-suite, with a second en-suite guest room and two further doubles served by a sleek house bathroom. Surrounded by lush gardens and ample parking, this is a hidden gem perfect for refined, tranquil living.



Nestled in one of the most sought-after locations on St. Helens Gate, is this remarkable four-bedroom detached Georgian-style family home is a true hidden gem. Surrounded by magnificent woodland and bordered by a gently flowing stream, the property offers a tranquil escape into nature, teeming with wildlife - a truly magical place to call home.

Beautifully presented throughout, the property boasts a stunning, high-specification kitchen, two elegant reception rooms, a stylish ground floor cloakroom, and a separate utility room.

The first floor offers a fabulous master suite with a spacious dressing area and luxurious en-suite. A well-appointed guest bedroom also benefits from its own en-suite, while two further double bedrooms share a beautifully finished house bathroom.

Outside, lush lawned gardens wrap around the property, offering privacy and picturesque views. Ample parking is available, making this an ideal retreat for both everyday living and entertaining.

Entrance Hall
A truly magical entrance welcomes you into this magnificent home. Featuring oak flooring, high ceilings, and elegant décor, the hallway sets the tone for what's to come. A stylish guest cloakroom is located off the hall, and a sweeping staircase leads gracefully to the first floor.

Sitting Room
This stunning reception space offers the ultimate "wow" factor. With high ceilings and continuation of the beautiful oak flooring, it is bathed in natural light from both patio doors and a large window, offering breathtaking views to the front and beyond. A striking fireplace creates a warm, inviting focal point - the perfect spot to relax and watch the surrounding wildlife.

Dining Kitchen
The heart of the home, this spectacular kitchen/diner is both stylish and functional. It boasts modern wall and base units, a fabulous centre island with breakfast bar, and high-quality work surfaces, including a five-ring gas hob. It's the ideal setting for entertaining or casual dining. Double patio doors open to the side garden, perfect for summer barbecues. An archway leads to a separate utility area, complete with an additional four-ring gas hob, integrated washing machine, and a second sink - ideal for budding chefs or busy families.

Reception Room Two
A second, more intimate reception space offering a calm retreat for reading, relaxing, or quiet evenings in. Finished with stylish décor and porcelain-effect tiles, this room also benefits from patio doors leading out to the rear garden, blending indoor comfort with outdoor beauty.

First Floor
Master Suite
An exceptional master bedroom, featuring crisp white décor, high ceilings, and serene views over the woodland and stream. An archway leads to a spacious dressing area, with a further door accessing a beautifully appointed en-suite shower room.

Bedroom Two (Guest Suite)
Another generous double room, with modern décor and lovely views, offering direct access to a contemporary en-suite shower room - perfect for visiting guests.

Bedrooms Three & Four
Two further well-proportioned double bedrooms, each enjoying stunning woodland views and stylish finishes.

House Bathroom
Serving the additional bedrooms is a luxurious four-piece house bathroom, comprising a deep sunken bathtub, large corner shower, modern wash basin, and low-level WC.

External Features
The Grounds
Set in an idyllic and private position, the home is surrounded by lush lawned gardens to both the front and rear. A picturesque woodland and stream create a natural sanctuary - perfect for nature lovers and long dog walks. Charming footbridges provide access to the surrounding woodland. A spacious driveway ensures ample off-road parking.

ADDITIONAL INFORMATION
Tenure: Freehold
Council Tax: Band F
EPC: D
What3Words: ///spell.lights.doing
Parking: Parking for a number of vehicles and Single Garage





UTILITIES

Gas: TBC

Electric: TBC

Water & Drainage: TBC

Heating: TBC

Broadband: Fibre to the Cabinet Broadband

Mobile Coverage: 4G/5G Available - check with your provider.

AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST HOMES LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







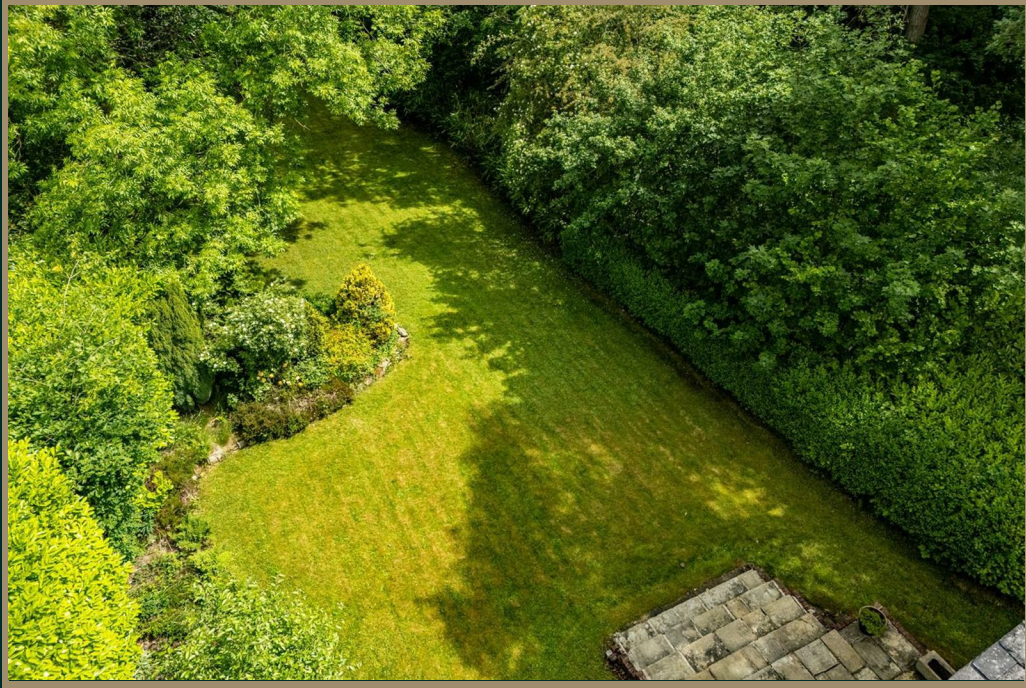












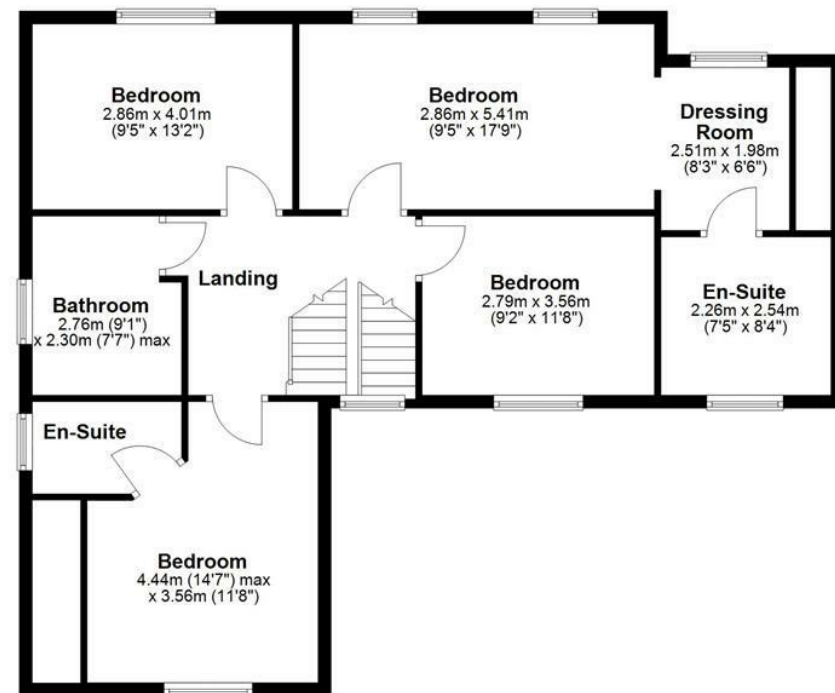
Ground Floor

Approx. 86.9 sq. metres (935.2 sq. feet)



First Floor

Approx. 87.3 sq. metres (939.6 sq. feet)



Total area: approx. 174.2 sq. metres (1874.7 sq. feet)



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To view St. Helens Gate, Huddersfield
Call 01484 432 773
Email sales@yorkshiresfinest.co.uk