

2 Newland Fold, Blackmoorfoot, Huddersfield, HD7 5GY

**Offers Over £650,000**

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Situated within a private hamlet, close to Blackmoorfoot Reservoir, this impressive stone-built four-bedroom home offers spacious, beautifully appointed accommodation, complemented by high-quality fixtures and fittings throughout, together with underfloor heating to the ground floor.

Designed with modern family living in mind, the property boasts four generously proportioned bedrooms, with an en-suite and walk-in wardrobes to the principal bedroom. At the heart of the home is a substantial open-plan dining kitchen (26'10" x 25'5"), with doors opening directly onto the landscaped rear gardens, creating a wonderful space for everyday living and entertaining. An additional sitting room, study, utility room and cloakroom/WC further enhance the versatility of the accommodation.

Externally, the landscaped gardens provide an attractive setting, complemented by a useful summerhouse/garden studio, ideal for entertaining, working from home or creating a dedicated leisure space. A driveway and detached double garage, complete with electrically operated doors, power, lighting and eaves storage, provide excellent off-road parking and additional storage.

Enjoying a sought-after position in Blackmoorfoot, the property is conveniently located for local amenities in Linthwaite village centre, with further access to neighbouring villages and well regarded local schooling.

Combining generous proportions, quality appointments and a desirable setting, this is an outstanding home that deserves to be appreciated in person. An internal inspection is highly recommended.















## GROUND FLOOR:

Enter the property through a composite external door into the entrance porch.

## Porch

A bright entrance porch, which is fitted with a uPVC double glazed window, Velux window, and built-in storage cupboards and shelving. A further timber and glazed access door leads into the main entrance hall.

## Entrance Hall

A modern and stylish entrance hall which is fitted with a polished, tiled floor, built-in understairs storage cupboard, oak and glazed balustrade staircase which leads to the galleried landing above, uPVC double glazed window, and an access door into the cloakroom/WC.

## Cloakroom/WC

Being part tiled to the walls, having a fully tiled floor, concealed flush WC and ceramic wash bowl, set onto a timber plinth with drawer units beneath and matt black mixer tap. There is a further cloaks cupboard which provides storage.

## Family Room/Dining Kitchen

26'10" x 25'5" (8.18m x 7.75m)

A magnificent open plan space which incorporates family living, dining and kitchen space. This room provides an abundance of natural light by way of 5 Velux roof lights and a bank of sliding patio doors to the rear, which give full access into the rear gardens. The kitchen itself is fitted with a range of high gloss wall and base units, with a wealth of integrated appliances including 4 ring Fisher & Paykel induction hob with downdraft extractor, 2 Neff Slide&Hide ovens, steam oven and separate combination microwave. There is a magnificent centre island with breakfast bar and pendant lighting above, as well as further integral fridge and freezer, Neff dishwasher, and quartz worksurfaces and upstands. An oak and glazed door leads through to the second reception room.

## Sitting Room/Games Room

19'1" x 18'2" (5.84m x 5.56m)

A most spacious additional living space, which is fitted with a central fireplace housing a multifuel stove, with timber mantel above. There is also feature herringbone style tiled flooring, feature pendant lighting and 2 tall double glazed windows overlooking the rear gardens.

## Office

11'5" x 7'3" (3.48m x 2.21m)

Situated to the front of the property, fitted with a uPVC double glazed window, tiled floor and built-in desk space.

## Utility Room

9'5" x 5'6" (2.87m x 1.68m)

Fitted with a range of high gloss wall and base units with laminated work surfaces and part tiled walls. There is also a fully tiled floor, uPVC double glazed window, inset LED lighting, Asterite sink unit with mixer taps and side drainer, access door to a built-in storage cupboard and plumbing for a washing machine.

## FIRST FLOOR:

An oak balustrade staircase with glazed panels leads to the first floor galleried landing, which also has oak and glazed panels. The landing is fitted with a bank of eaves storage cupboards and a central heating radiator.

## Master Suite

14'0" x 11'9" (4.27m x 3.58m)

A most spacious master bedroom which has 2 Velux windows and an access door through to the en suite and dressing area.

## En suite

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash bowl with drawer units beneath and deep sunk panelled bath with central mixer taps. The sanitary fittings and central heating radiator/towel rail are matt black and there is full tiling to the walls and floor. A further door leads through to the dressing room.

## Dressing Room

13'10" x 7'3" max (4.22m x 2.21m max)

Fitted with a range of hanging and shelving facilities.

## Bedroom 2

12'5" x 10'8" (3.78m x 3.25m)

With a uPVC double glazed window, central heating radiator and eaves storage cupboards. A gable uPVC double glazed window and additional Velux ceiling light provide this room with a wealth of natural light. A door provides access to the en suite.

## En suite

Furnished with a 3 piece suite comprising of a concealed flush WC, vanity wash bowl with drawer units beneath and a fully tiled shower cubicle with rainwater head. There is a matt black central heating radiator/towel rail and full tiling to the walls and floor.

## Bedroom 3

12'11" x 11'6" (3.96m x 3.53m)

A most spacious third bedroom, which is fitted with a range of fitted furniture which includes double wardrobes with hanging and shelving facilities, side drawer units, a central heating radiator and Velux double glazed window.

## Bedroom 4

6'11" x 12'11" (2.13m x 3.96m)

A fourth bedroom of double proportions, which is fitted with a central heating radiator and Velux window.

## Shower Room

Being fully tiled to the floor and walls, this room is furnished with a 3 piece suite comprising of a concealed flush WC, vanity wash basin with cupboards beneath and a fully tiled walk-in shower cubicle with rainwater head. There is sunken LED lighting, Velux window and chrome ladder style radiator.

## OUTSIDE:

To the front of the property, access is via a pedestrian gate and flagged pathway, with drystone walled boundaries leading up to the front door. To the rear of the property there is a full width, Indian stone flagged terrace/patio area which takes full advantage of the far reaching views. There is a central pathway with lawned gardens to either side, recessed trampoline area ideal for children, a further flagged patio and access to the summerhouse/garden room.

### Summerhouse/Garden Room

15'3" x 14'0" (4.65m x 4.27m)

A most useful and versatile space, fitted with Aluminium double glazed bi-fold doors to the front, and power/light points. At present the summerhouse has a bespoke bar unit, external lighting and water tap. This is a superb entertaining space, which could also be utilised as a home office if required.

### Double Garage

Located nearby is a double garage with electrically operated up and over doors, power and light. The eaves area provides additional storage.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## TENURE:

Freehold

## COUNCIL TAX BAND:

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## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

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## VIEWINGS:

Please call our office to book a viewing on 01484 530361.

















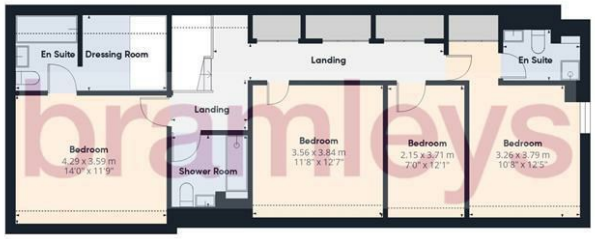



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**Floor 0** Building 1




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**Approximate total area**(1)

226.5 m²

2436 ft²

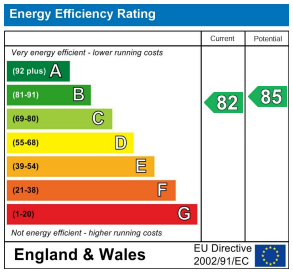
**Reduced headroom**

6.1 m²

66 ft²




**Floor 0** Building 2




(1) Excluding balconies and terraces

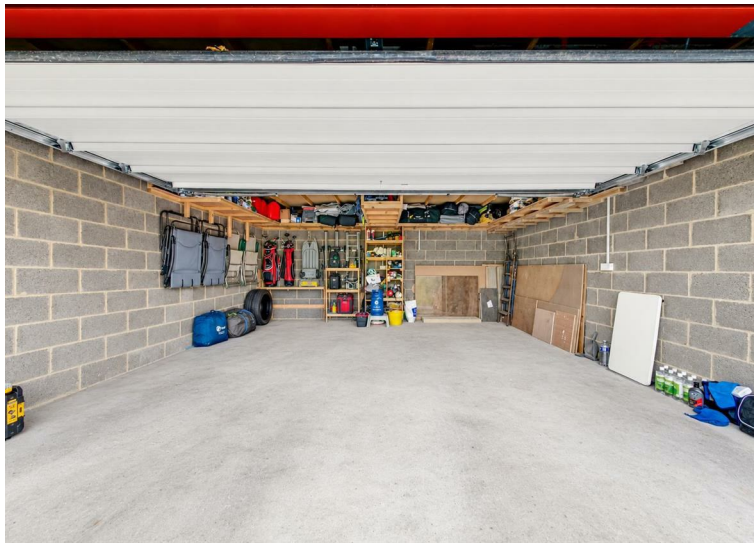
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY